

October 17, 2011

MEMBERS PRESENT: Mrs. Boyer, Mr. Chute, Ms. Gilchrist, Mr. Kerr, Mr. Smith

ALTERNATES PRESENT: Mr. Hollinger

ALTERNATES ABSENT: Mr. Krinsky, Mrs. Mills

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Atty. Fisher, Mr. & Mrs. Heyman, Mr. & Mrs. Averill, Ms. Demetriades, Mr. Walker, Residents

PUBLIC HEARINGS

175 Calhoun Street, LLC(cont'd) /175 Calhoun Street/ Replace fences construct stone walls and outdoor stone fireplace

Ms. Gilchrist reconvened the Public Hearing at 7:34PM to consider the application for a Certificate of Appropriateness submitted by 175 Calhoun Street, LLC to replace fences, construct stone walls and an outdoor stone fireplace. She seated the members. Mr. and Mrs. Heyman were present with their attorney, Mr. Robert Fisher.

Mr. Heyman introduced himself and his wife to the commission. He said their first house in the Calhoun Ives District was at 97 Calhoun Street where they did quite a bit of landscaping. He said they had no idea approval was required by HDC and apologized for not coming to the commission. Then, when they purchased 175 Calhoun Street, additional landscaping work was done including the stone work. Mrs. Heyman said they used a local landscaper and he did not tell them any permits or approvals were required. She added they have not had complaints from any of their neighbors. The members briefly discussed the new double gates which, according to photos received at the last meeting, are a copy of others in the district.

Ms. Gilchrist asked if there were any comments from residents. Mr. Futh, Kielwasser Road, spoke about the double gates. He said the Heymans replaced something that was there before there was an historic district commission. Mrs. Averill, Calhoun Street, said she is happy with what they have done. Mrs. Heyman told the members again that they did not mean to go against local law. They were just unaware they needed to apply for landscaping work. Atty. Fisher said he is aware that the commission does not consider plantings, but they will be adding plants in front of the stone wall facing the road. He also asked that the commission take into account that the stonework is more than 200ft from the road.

Ms. Gilchrist asked if there were any additional comments or questions. There were none.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by 175 Calhoun Street, LLC; to replace wooden pool fence with stone wall, construct stone wall near garage to screen automobiles and garage extension, construct outdoor stone fireplace and replace wooden fence. By Mr. Kerr, seconded by Mrs. Boyer and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 7:55PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Susan & Sam Averill /249 Calhoun Street /Ground mounted solar array behind barn

Ms. Gilchrist opened the Public Hearing at 7:57PM to consider the application for a Certificate of Appropriateness submitted by Susan and Sam Averill to install a ground mounted solar panel array behind their barn at 249 Calhoun Street. She read the legal notice which appeared in Voices on 10/9/11. Ms. Gilchrist seated the members. Mr. and Mrs. Averill were present.

The members looked at the site plan and drawing of the barn showing location of the solar array. Mr. Averill stated the solar array will be installed behind the barn, angled toward the sun and will be located near the meter box at the barn. He explained that the idea is to keep the farm sustainable and the solar array is expected to provide 75% of the power they use at their house and barn.

The members discussed the placement of the solar panels. Mr. Kerr said the less visible the better. Mr. Averill said he needs sufficient room to be able to maneuver in and out of the barn with his tractor. Ms. Gilchrist asked Mr. Averill if he could give the commission a minimum/maximum distance between the barn and solar array. Mr. Averill said he will discuss this with the solar company but thinks the distance will be 25 to 75ft from the barn. Mr. Smith noted there is a slight slope behind the barn which would make the array less visible. Mr. Kerr asked if the size of the solar array is set. Yes. Mrs. Boyer asked about their time frame. Mrs. Averill said they have the grant and want to start before the end of the year, and will have one year to complete the project.

Ms. Gilchrist asked for comments from the residents. Mr. Futh, Kielwasser Road, said he had been a neighbor of the Averills for 42 years and expressed his support of whatever they want to do to preserve their farm. He also stated his disappointment that some structures in the district had been lost. Mrs. Heyman, Calhoun Street, noted that she and her husband also support this project.

Ms. Gilchrist asked if there were any additional comments or questions. There were none.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Susan and Sam Averill to install a ground mounted solar array behind their barn at 249 Calhoun Street. By Mr. Smith, seconded by Mrs. Boyer and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 8:13PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Lloyd Wexler /157 Calhoun Street /temporary construction access route in order to build shade trellis and storage cabinet

Ms. Gilchrist opened the Public Hearing at 8:15PM to consider the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to have a temporary construction access route in order to build a shade trellis and storage cabinet. He read the legal notice which appeared in Voices on 10/9/11. Ms. Gilchrist seated the members. Ms. Demetriades and Mr. Walker, architects, represented Mr. Wexler.

The members looked over the photos and site plan showing the scale of the project and location of the walking trail, storage cabinet and trellis with Ms. Demetriades and Mr. Walker. Ms. Demetriades pointed out that the project is very small and very far from the road – approximately 730ft. She said this will be a place where Mr. Wexler can walk to and meditate. Mr. Kerr asked if the trail could ever become a public way. Mr. Walker replied no, the trail goes through wetlands.

Ms. Gilchrist asked if anyone had questions or comments. There were none.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to install a temporary construction access route and to build a shade trellis and storage cabinet.

By Mr. Smith, seconded by Mr. Kerr and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 8:23PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

REGULAR MEETING

Ms. Gilchrist called the meeting to order at 8:25PM.

175 Calhoun Street, LLC(cont'd) /175 Calhoun Street/ Replace fences, construct stone walls and outdoor stone fireplace

The members discussed after-the-fact applications. Mr. Kerr said he accepts their explanation and suggests the application be approved. Mr. Chute agreed. Ms. Gilchrist said the commission needs to consider the question of allowing things to “happen”. Mr. Smith agreed and said he thinks by having this hearing, in a way, the commission has said “ok” – and needs to talk more about this. Ms. Gilchrist said she is concerned about future applications if the commission lets this one go. Mrs. Boyer suggested the commission tighten the Regs. After-the-fact applications should cost a lot more. Mr. Kerr agreed. He said he likes that idea. Mr. Smith said the commission needs to be much clearer about what they want in this district; simplicity and quality should be maintained.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by 175 Calhoun Street, LLC, 175 Calhoun Street, to

- 1)Replace wooden pool fence with stone wall,
- 2)Construct stone wall near garage to screen automobiles and pre-existing garage extension,
- 3)Construct outdoor stone fireplace,
- 4)Replace wooden fence and metal gates with split-rail fence and timber gates.

This work is to be completed by October 17, 2012; or else this approval shall be void.

By Mr. Chute, seconded by Mr. Kerr and passed 5-0.

Susan and Sam Averill /249 Calhoun Street /Ground mounted solar array behind barn

Mr. Smith commented, what is practical is what we need to see. Ms. Gilchrist said one of the characteristics is a sense that there is active farming and true utilitarian structures like this are needed. Mrs. Boyer agreed. It wouldn't be Calhoun Street without the Averill Farm.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Susan and Sam Averill to install a ground mounted solar array behind their barn at 249 Calhoun Street, as shown in the site plan and photo submitted with the application. Solar array to be located not more than 75ft away from the back of the barn. This work is to be completed by October 17, 2012; or else this approval shall be void.

By Mrs. Boyer, seconded by Mr. Chute and passed 5-0.

Lloyd Wexler /157 Calhoun Street /temporary construction access route in order to build shade trellis and storage cabinet

Ms. Gilchrist said she had no problem with this application and asked the members if they had any more discussion. No.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to install a temporary construction access route followed by a smaller pedestrian and electric cart bridge as shown on site plan, A1.0 dated September 2009. Construct a storage cabinet and shade trellis as shown in drawings by Demetriades & Walker dated September 2011. This work is to be completed by October 17, 2012; or else this approval shall be void.

By Mr. Kerr, seconded by Mr. Chute and passed 5-0.

Consideration of the Minutes

The 9/19/11 minutes were accepted as corrected:

Pg.3, Par.3, Line 2:.....more shadow line on eaves.

Pg.3, Par.3, Line 4:.....about plans for the driveway.....

MOTION:

To accept the 9/19/11 minutes as corrected.

By Mr. Smith, seconded by Mr. Chute and passed 5-0.

MOTION:

To adjourn. By Mrs. Boyer.

Ms. Gilchrist adjourned the meeting at 9:26PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade, Clerk