

November 13, 2006

MEMBERS PRESENT: Mr. Arturi, Mr. Smith, Mr. Talbot

MEMBERS ABSENT: Mr. Chute, Ms. Gilchrist

ALTERNATES PRESENT: Mrs. Mills, Mrs. Rives

ALTERNATES ABSENT: Mrs. Boyer

STAFF PRESENT: Mrs. Shade

Williamson(cont'd) /10 Kirby Road /Build fence

Mr. Arturi reconvened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness for Cynthia Williamson, 10 Kirby Road, to erect a picket fence. He read the legal notice which appeared in **Voices** on 11/5/06. Mr. Arturi seated the members and seated Alternate Mills for Ms. Gilchrist and Alternate Rives for Mr. Chute. Ms. Williamson was present along with Mr. Don Massey, who will be installing the fence.

The members looked over the new site plan (rec'd 10/26/06) and photos (rec'd 11/13/06) which they had asked for at the last meeting. The new site plan identified Kirby Road as requested. Mr. Massey said they would be moving the fence in about one foot on the Kirby Road side due to a tree that is falling down. Ms. Williamson noted the fence will now be quite a way inside the property line from where the old fence was located. The fence will be 4ft high and will be the Mt. Vernon style as shown on the Platt's Picket Fence info(rec'd 8/31/06) and also a photo (rec'd 11/13/06). A gate will be placed in the existing arbor fence by the driveway.

Mr. Arturi asked if anyone present had any comments for or against this application. There were none. He asked the Commissioners if they had any comments or questions. No.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted 8/31/06, by Cynthia Williamson, 10 Kirby Road, to install a picket fence. By Mrs. Rives, seconded by Mr. Smith and passed 5-0.

Mr. Arturi closed the Public Hearing at 7:45PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Connolly(cont'd) /86 Calhoun Street /After the fact approval for driveway and generator

Mr. Arturi reconvened the Public Hearing at 7:46PM to consider the application for a Certificate of Appropriateness for David and Nora Connolly, 86 Calhoun Street, for after the fact approval for a driveway and generator installation. He read the legal notice which appeared in **Voices** on 11/5/06. Mr. Arturi seated the members and seated Alternate Mills for Ms. Gilchrist and Alternate Rives for Mr. Chute. Mrs. Connolly was present.

Mr. Arturi noted there were concerns expressed at the last meeting that the generator might be visible from the road. Also, Mrs. Boyer had concerns about the amount of curb cuts off of Calhoun Street. It was generally thought that in the spring, shrubs could be planted to hide the generator. Regarding the curb

cuts, Mrs. Connolly stated that one was for the garage, a second was for the driveway and the cut past the mailbox had been gated off and would be seeded in the spring. Mr. Arturi said he thought Mrs. Boyer would be happy with that.

There was some discussion regarding the pool fence and whether or not it had been approved by HDC. Mr. Talbot said he remembered some discussion of the pool fence, but could not remember an approval. The files will be checked. Mr. Arturi asked Mrs. Connolly when the pool fence was installed. She replied it was last year. Mr. Arturi suggested that the generator and the pool fence may not have been visible before the new driveway cut. Mr. Smith commented that the pool fence may not have been visible from the road before the new driveway was installed and so was not an issue, but he is not sure what happens when it does become an issue. Mr. Talbot said that is what he is trying to understand. Mr. Arturi noted that since the pool fence was not part of this application; that would be a good discussion to have another time.

Mr. Arturi asked if anyone present would like to comment for or against this application. No. He asked the members if they had any additional questions or comments. There were none.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted 9/25/06, by David and Nora Connolly, 86 Calhoun Street, for after the fact approval for driveway and generator. By Mrs. Rives, seconded by Mr. Smith and passed 5-0.

Mr. Arturi closed the Public Hearing at 7:55PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

White /6 Parsonage Lane /Garage-Studio addition

Mr. Arturi opened the Public Hearing at 7:56PM to consider the application for a Certificate of Appropriateness submitted 10/23/06, by Edmund and Zemma White, 6 Parsonage Lane, to construct a garage /studio addition. He read the legal notice which appeared in **Voices** on 11/5/06. Mr. Arturi seated the members and seated Alternate Mills for Ms. Gilchrist and Alternate Rives for Mr. Chute. Mr. and Mrs. White were present along with Mr. Reese Owens from Halper Owens Architects. Ms. Joanne Jacobson, a neighbor, was also present.

Mr. Owens said since the last meeting they visited the site again and took a digital photo to show how the proposed addition will fit onto the house and to show massing(rec'd 10/30/06). The addition is shorter by about six inches or so, than what was shown in the previous drawing and the roof material has been changed from metal to asphalt. Mrs. White said the addition will be painted gray so it will appear to recede.

Mr. Owens read into the record portions of the print-out(rec'd 10/30/06), which described **Program & Use**. He ended by saying that the addition is intended to be neutral and will not be incongruous with the house nor with the surrounding Washington Green Historic District. Mr. Arturi thanked him and asked the members if they had any questions.

Mr. Talbot asked about the extent of parking and pavement. Mr. White said they are not changing any pavement, but will be removing 3 1/2 to 4ft of an old stone wall so they can pull straight out of the garage. Regarding the arbor, Mr. White said it fell down during the spring and they will be reinstating it as it was. The arbor is visible from the road but the grapevine will screen everything in back.

Mr. Talbot asked if the height of the addition was as low as it could be programmatically. Mr. Owens

replied it was.

Mr. White said the only lighting would be a barn light over each garage door. Mrs. Rives asked if they would be motion lights or need to be turned on and off. They will be turned on and off.

The members looked at the drawings. Mr. Talbot noted that typically, the Commission asks for eave, fascia and trim detail around the windows. Mr. Talbot said the previously submitted drawings had some details that matched the existing house. These drawings are different and we need documentation for our record. The Commission asks for these details on all new construction - this is not an unusual request. Mr. Owens said he has no problem supplying detail. Mr. White said the overhangs will not be greater than what is on the house now.

Mr. Smith wondered if the structure might become more elaborate when the builder starts. Mrs. White said no. Mr. Arturi said the builder cannot vary from the dimensions shown on these drawings. Mr. Owens stated the builder will build per these drawings. There is no intent to change.

Mr. Arturi asked if anyone present would like to comment either for or against this application. Ms. Jacobson, 8 Parsonage Lane, said she has grave questions about the size of this structure. She said she thought it was supposed to be a garage. She commented that this large gray structure will impact her. It will be visible from Parsonage Lane, Route 47 and, in winter, from Old North Road. It does not look like any garage I've ever seen. It is monstrous.

Mr. Arturi read into the record a letter to Mr. and Mrs. White, dated 11/3/06 from Michael Ajello, Zoning Enforcement Officer, regarding their zoning application to build the addition. Mr. Arturi commented that Zoning seems to have an issue with lot coverage. Mr. White stated that Zoning is applying current rules to something approved in 1988. He said the issue is being reviewed by counsel and he should hear something in a few days.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted 10/23/06, by Edmund and Zemma White, 6 Parsonage Lane, to construct a garage /studio addition. By Mrs. Mills, seconded by Mrs. Rives and passed 5-0.

Mr. Arturi closed the Public Hearing at 8:30PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

REGULAR MEETING

Mr. Arturi called the meeting to order at 8:31PM, seated the members and seated Alternate Mills for Ms. Gilchrist and Alternate Rives for Mr. Chute.

Williamson(cont'd) /10 Kirby Road /Build fence

MOTION: To approve the application for a Certificate of Appropriateness submitted 8/31/06, by Cynthia Williamson, 10 Kirby Road, to install a 4ft tall picket fence as shown on the site plan submitted 10/26/06, and a gate in the location shown in photo received 11/13/06; style of fence to be as shown in photo received 11/13/06. This work is to be completed by November 13, 2007; or else this approval shall be void. By Mrs. Rives, seconded by Mr. Talbot and passed 5-0.

Connolly(cont'd) /86 Calhoun Street /After the fact approval for driveway and generator

Mr. Arturi asked if there were any concerns the members would like to discuss before making a motion.

Mr. Talbot commented on the fact that the Commission is being asked to approve, after the fact, a driveway which has exposed a generator, swimming pool and fence; things that make the district appear more suburban in style. The members discussed briefly all the things people seem to need in 2006. They agreed that time cannot be frozen, however, contemporary uses such as pools can be designed in such a way as to make them seem to disappear.

Mr. Arturi said he e-mailed Atty. Miles about after the fact approvals, but has not heard back from him.

MOTION: To approve the application for a Certificate of Appropriateness submitted 9/25/06, by David and Nora Connolly, 86 Calhoun Street, for after the fact approval of installed driveway and generator with the condition that the generator be screened from view from the public way by shrubbery or other appropriate plantings. By Mr. Smith, seconded by Mrs. Mills and passed 4-0-1. Mrs. Rives abstaining.

White /6 Parsonage Lane /Garage-Studio addition

Mr. Arturi asked the Commission if they had any additional comments or question about this application.

Mr. Smith said he is concerned about the sense of mass. Mrs. Rives asked what would happen if the Zoning issue is not resolved. Mr. Arturi replied that the addition would not be built since a Zoning application is required. Mrs. Rives asked if the mass of the addition or appropriateness in the area is what HDC is concerned with. Mr. Arturi replied it is whether or not the proposed addition is not incongruous with those aspects of the district that the Commission deems worthy of protection. Mrs. Rives commented that other houses in the area are large and the addition does go back rather than out. Mrs. Mills agreed.

MOTION: To approve the application for a Certificate of Appropriateness submitted 10/23/06, by Edmund and Zemma White, 6 Parsonage Lane, to construct a garage/studio addition according to plans submitted 10/25/06 with the understanding that drawings of typical eave and overhang details will follow. This work is to be completed by November 13, 2007; or else this approval shall be void. By Mrs. Rives, seconded by Mrs. Mills and passed 4-1. Mr. Smith voting against.

Consideration of the Minutes

MOTION: To accept the 10/18/06 minutes as corrected (if necessary, after listening to tape):

Pg.2, first word in last line; **impact**.....

Pg.6, Par.6, Line 3;**light**.

By Mrs. Rives, seconded by Mrs. Mills and passed

5-0.

Other Business

Mr. Arturi read a letter from EBI Consulting regarding a cell tower proposed for the property at 167 New Milford Turnpike. This area is not in an historic district.

MOTION: To adjourn the meeting. By Mr. Arturi.

Mr. Arturi adjourned the meeting at 9:35PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Clerk