

November 13, 2007

MEMBERS PRESENT: Ms. Gilchrist, Mr. Smith

MEMBERS ABSENT: Mr. Arturi, Mr. Chute, Mr. Talbot

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Rives

ALTERNATES ABSENT: Mrs. Mills

OTHERS PRESENT: Mr. Tittmann, Mr. DiBenedetto, Mr. Diller, Mr. Dutton, Mr. Treadway, Ms. Canning, Mr. Boling

PUBLIC HEARINGS

Laffont /128 Calhoun Street /Lighting plan, chimney and barn details.

Ms. Gilchrist opened the Public Hearing at 7:37PM to consider the application for a Certificate of Appropriateness submitted 10/24/07 by Frederic and Dominic Laffont, 128 Calhoun Street, for changes to chimney and barn details and a lighting plan. She read the legal notice which appeared in **Voices** on 11/4/07. Ms. Gilchrist seated the members and seated Alternate Boyer for Mr. Chute and Alternate Rives for Mr. Talbot. Mr. and Mrs. Laffont were represented by their architect, Mr. Tittmann.

Lighting: In addition to the brochure, Mr. Tittmann brought one of the copper lights they intend to use along the driveway. The members looked at the lighting plan. The lights are to be installed on cedar posts, (18" to 20" tall), after the first curve in the driveway, and will only be on one side of the driveway. The lights will not be on all the time. They turn on and off automatically.

Mr. Tittmann also brought the "type B" light intended for use on the back of the house - also to turn on and off automatically. He stated this fixture may not generate enough light since it just has a 20w halogen bulb. If that is the case, he will need to make another choice and come back to the Commission for approval. He suggested the members could meet at the house after it is built and the lights installed, to make a decision on final approval.

Barn/Garage Eave Detail: The members looked over the new revised drawings. All agreed the changes were an improvement. The eaves were smaller and simpler than the original drawing and the window caps have been eliminated. Mr. Tittmann said he tried to make it less busy.

Chimney: Next the commission looked at the new chimney drawings. Mr. Tittmann explained he brought the chimney height down 6" and simplified it by giving it a straight, simple line. All agreed it looks great.

Ms. Gilchrist asked the members if they had any additional questions or comments. No. She asked if anyone else present had any comments in support of or against the application. There were none.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Frederic and Dominique Laffont, 128 Calhoun Street, for changes to chimney and barn details and a lighting plan. By Mr. Smith, seconded by Mrs. Boyer and passed 4-0.

Ms. Gilchrist 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.

DiBenedetto /214 Calhoun Street /Construct utility barn

Ms. Gilchrist opened the Public Hearing at 7:57PM to consider the application for a Certificate of Appropriateness submitted 10/25/07 by Anthony and Eileen DiBenedetto, 214 Calhoun Street, to construct a utility barn. She read the legal notice which appeared in **Voices** on 11/4/07. Ms. Gilchrist seated the members and seated Alternate Rives for Mr. Talbot and Alternate Boyer for Mr. Chute. Mr. DiBenedetto was present along with his architect, Mr. Erich Diller.

Mr. DiBenedetto pointed out on the site plan that the barn will be constructed at the back of the property. He explained that since they recently dismantled the bank barn, this new barn is needed to store equipment and manage the orchard. He noted the back of the barn is near Baldwin Hill Road, but there are no doors on the back so all activity will be at the front, away from the road.

The barn will have a simple vertical cedar siding and a wood shake roof. There will be just simple lights by the doors since there is no activity after dark. Ms. Gilchrist said she would prefer to see a regular wood shingle roof as opposed to shakes.

Mrs. Rives asked if there was a water source nearby. Mr. DiBenedetto replied they have a new well near the barn. There is not much water consumption.

Mrs. Boyer asked if the driveway from Calhoun Street to the barn will continue to be dirt. Mr. DiBenedetto replied they are concerned about mud and intend to use Grass Pavers. He explained that these 'honeycomb' grids (into which gravel, dirt and grass are added) provide a durable grass pavement for driving over rather than installing blacktop. Mr. Diller said the Grass Pavers are practical, functional and appropriate for this purpose. He gave a description sheet for the file.

Ms. Gilchrist asked if there were any additional plans for fencing or other structures. Mr. DiBenedetto said in three or four years they would like to add a stable. Ms. Gilchrist asked if they were working on plans for the bank barns. Mr. DiBenedetto replied the barns need to come down and they would like to rebuild them, but bring them farther back from the road.

The members asked about power to the barn. Mr. DiBenedetto said they are looking into bringing the power lines in from Baldwin Hill Road since it is so close. Ms. Gilchrist asked how tall the electric transformer would be and if they are considering a cover of some kind. Mr. DiBenedetto replied the transformers are 30inches high and green. He said they are usually less noticeable if not covered.

Ms. Gilchrist asked the members if they had any additional questions or comments. No. She asked if anyone else present had comments in support of or against the application. There were none.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Anthony and Eileen DiBenedetto, 214 Calhoun Street, to construct a utility barn. By Ms. Gilchrist, seconded by Mrs. Boyer and passed 4-0.

Ms. Gilchrist closed the Public Hearing at 8:10PM.

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

Ms. Gilchrist called the meeting to order at 8:11PM and seated the members and Alternate Rives for Mr. Talbot and Alternate Boyer for Mr. Chute.

Pending Business

Laffont /128 Calhoun Street /Lighting plan, chimney and barn details.

Mr. Smith commented that the lighting plan should be something the commission continues to look at step by step. Mrs. Boyer noted there are more lights to be considered. Mr. Tittmann agreed. He wants to make sure the wattage for the lights on the back of the house is sufficient - if not, he will come back with another choice.

Mrs. Boyer asked if the members should specify in the motion, a maximum height on the driveway lights, since they are 17inches tall and are to be placed on cedar posts. All agreed that was a good idea. Mr. Smith noted the suggestion was no more than 3ft tall. Mr. Tittmann said that would be reasonable. Mrs. Rives commented the driveway lights were very lovely, but not rural looking. They should be simpler. Ms. Gilchrist said they would not be seen from the road. Mr. Tittmann said the driveway lights will be 700ft from the road.

MOTION: To approve the application for a Certificate of Appropriateness submitted 10/24/07, by Frederic and Dominic Laffont, 128 Calhoun Street, for the simplified chimney design on the main building as shown on the drawing marked "chimney details" and the revised eaves of the outbuildings as shown on the drawing marked "garage floor plan and elevations" (both drawings submitted with the application); and to approve the proposed site plan showing location and design of lighting fixtures (rec'd 10/24/07). Additionally, the driveway lights, type 'A' #Scout-GD-1504CU, shall be mounted on cedar posts so that their height, including the light fixture, is at a maximum of 36" high. This approval also includes the type 'B' lights, as marked on the above plan, subject to review after installation. This work is to be completed by November 13, 2008, or else this approval shall be void. By Mr. Smith, seconded by Mrs. Rives and passed 4-0.

DiBenedetto /214 Calhoun Street /Construct utility barn.

Mr. Smith stated at that distance, the design fits. He agrees with Ms. Gilchrist regarding the roof. He has no issues.

Mrs. Rives said bringing the power in from Baldwin Hill Road makes sense. Mr. Smith agreed it is both aesthetic and practical.

Mr. Smith noted the commission has always taken driveway plans into consideration. The driveway could be approved at a later date since it was not part of this application. Mr. DiBenedetto said he would come back to HDC for approval to finish the driveway. The members all said they did not see any problem with his plans for the driveway.

MOTION: To approve the application for a Certificate of Appropriateness submitted 10/25/07, by Anthony and Eileen DiBenedetto, 214 Calhoun Street, to construct a utility barn according to the drawing (rec'd 10/15/07) and the site plan received with the application. The roof shall be clad with cedar shingles. This work is to be completed by November 13, 2008, or else this approval shall be void. By Mrs. Boyer, seconded by Mrs. Rives and passed 4-0.

Consideration of the Minutes

MOTION: To approve the 10/15/07 minutes as written. By Mrs. Rives, seconded by Mrs. Boyer and

passed 4-0.

Other Business

MOTION: To add subsequent business not already included on the agenda. By Mr. Smith, seconded by Mrs. Rives and passed 4-0.

Discussion with residents /10 Sunny Ridge Road

Mr. Richard Dutton and Mr. Charles Treadway, both residents of Sunny Ridge Road, came forward to speak with the commission.

Mr. Treadway listed the items which Mr. Ross had not done properly; the round window, siding, and they noted the berm which he never built.

Mr. Dutton and Mr. Treadway noted there was interest in turning the property into a bed and breakfast. They thought that made sense. There is already a commercial kitchen.

They said the neighbors in the Sunny Ridge Historic District would like to see the focus be on Sunny Ridge Road. In that regard, they would like to see the driveway off Sunny Ridge Road removed and run the stone wall the length of Sunny Ridge Road - it is in bad shape anyway and needs to be rebuilt. The property can be accessed from the existing Nettleton Hollow Road driveway. Mrs. Boyer said she liked the idea of that driveway going away and repairing the stone wall. Ms. Gilchrist said she thought that was a very good solution.

Mr. Smith asked if they would like to see more plantings. Mr. Treadway replied he had no problem with that, but would not ask for it. Mr. Dutton said he would like to see some pine trees planted along Nettleton Hollow Road.

Mr. Smith said he thought any changes to the house should be plainer and simpler and any alterations should also be simpler. Mrs. Boyer said she would like to think about all this until the next meeting.

Mr. Dutton and Mr. Treadway said it would not take a whole lot of money to protect Sunny Ridge Historic District.

The commissioners thanked them for coming and thanked them for their very reasonable suggestions.

Ms. Gilchrist read a letter from Mr. R.D. Aeschliman, 18 Sunny Ridge Road, which echoed the sentiments expressed at this meeting. The letter is filed with these minutes and is in the 11/13/07 folder.

Discussion regarding easement /119 Calhoun Street

Ms. Sandra Canning, 119 Calhoun Street, is interested in easing a 2-3 acre field to the Town. Also present, was Mr. Kelly Boling, Open Space Equity, who has been helping Ms. Canning with the easement process. Mr. Boling wondered if HDC could write a formal resolution in support of this easement.

Ms. Canning commented that she felt it was time to take a principled position regarding the Calhoun-Ives Historic District; which she feels is under stress. This is her effort to take a stand. It is a start. Maybe more residents will follow.

Mrs. Boyer asked why the Town and not Steep Rock. Mr. Boling replied Steep Rock is not abutting the Canning property, whereas, other easements owned by the Town are abutting.

Mr. Smith asked if the field is hayed regularly and would the easement allow haying to continue? Yes. The members asked if the easement fee was like an endowment. Mr. Boling said the fee is for monitoring, which is done by the Conservation Commission.

Ms. Gilchrist said she did not know if HDC had the legal capacity to do a formal resolution, but certainly the entire commission supports it.

Mr. Smith said there is no question that this easement is a benefit. This is so consistent with everything the members say and believe. Ms. Gilchrist stated it supports the mission and goals of the commission.

The members thanked Ms. Canning and Mr. Boling for coming to the meeting. It will be decided by next meeting whether a letter or other supporting document will be appropriate.

MOTION: To adjourn the meeting. By Mrs. Boyer.

Ms. Gilchrist adjourned the meeting at 9:15PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Secretary