

# November 15, 2004

MEMBERS PRESENT: Mr. Graney, Mrs. Picton, Mr. Smith, Mr. Treadway

MEMBERS ABSENT: Mr. Talbot

ALTERNATES PRESENT: Mr. Chute, Mrs. Rives

ALTERNATES ABSENT: Mrs. Boyer

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Beck, Mr. Godwin, Mr. Pleasants

## PUBLIC HEARING

### **Calhoun Street LLC /175 Calhoun Street /Relocate driveway, alterations to stone wall.**

Mr. Graney opened the Public Hearing at 7:33PM to consider the application for Certificate of Appropriateness submitted 11/1/04, by Calhoun Street LLC, 175 Calhoun Street, to relocate the driveway and make alterations to the stone wall. He read the legal notice which appeared in **Voices** on 11/7/04. Mr. Graney seated the members and seated Alternate Chute for Mr. Talbot. Mr. Godwin and Mr. Pleasants were present.

The members looked at the site plan (rec'd 10/13/04) and two photos (rec'd 11/1/04). Mr. Godwin indicated on the site plan where they would like to move the driveway.

Mr. Godwin showed the members the photo of a wide spot between two large maple trees where they would like the new driveway. Their engineer told them the maples would not be disturbed. The area has been staked. Mr. Godwin said they would like to add stone pillars (like the ones shown in photo rec'd 11/1/04) to give a finished look to the stone wall on either side of the new driveway. Mr. Graney asked if the pillars would be wider than the stone wall. Just a little. He asked if they intended to put a cap on the pillar. Yes, a rough one. Mr. Graney asked what necessitated the change in the stone wall. Mr. Godwin replied the present driveway is directly across from the neighbor's driveway. He pointed out that it would be nice to stagger the driveways because at night, headlights are directed toward their neighbor's house. Mr. Pleasants agreed - it would give everyone more privacy. Mr. Smith asked if they intended to add some trees. Yes.

Mrs. Picton stated she has no problem with the location of the new driveway or with the way it is sited along the stone wall. However, she is not sure about the pillars. She would rather see the stone wall just end - it might suggest that at one time it was a continuous stone wall. Mr. Treadway said he agrees with Mrs. Picton; without the pillars the stone wall looks more farm-like and appropriate for the area. Mrs. Rives commented that most other stone walls in the area are plain. Mr. Pleasants stated they were agreeable to eliminating the columns on the stone wall.

Mr. Graney acknowledged that Mr. Godwin and Mr. Pleasants have spent a lot of time, effort and energy on this project and that is commendable. Initially, Mr. Godwin and Mr. Pleasants stated they would be living in the house, then, subsequently, someone was interested in buying the property. Now, with the driveway relocation, there is the potential that the back lot could be subdivided. For the record, Mr. Graney asked what their plans are for the back lot. Is there a possibility they might subdivide? NO. Mr. Godwin stated if they intended to build on the back lot, the old farm road is already there and that could be used to get to the back. He said they have no intention of dividing the lot. Mr. Pleasants agreed - they do not intend to subdivide. He added, the Commission could make that condition a part of the approval if it wants. Mr. Graney said that would not legally bind them. Mr. Treadway asked how much land there is altogether. Mr. Godwin said about fifteen acres and the back lot is probably five acres. Mr. Graney

thanked Mr. Godwin and Mr. Pleasants for their comments and said he just wanted to include them in the record.

Mrs. Picton asked if the driveway is to be gravel or paved. Mr. Godwin said they intend to use taupe colored pea gravel. Mr. Pleasants said they just want it to look like an old gravel road. Mr. Chute lives in a historic district and discussed the type of gravel he used for his driveway. Mr. Godwin and Mr. Pleasants expressed interest in using the same materials.

Mr. Graney noted the stone walls seem to be in good shape and asked Mr. Godwin and Mr. Pleasants if they plan to rebuild them. Mr. Pleasants said no, the walls look good. They will be extending the stone wall past the existing driveway and will match as nearly as possible the existing wall. It will have a worn look, no mortar, just dry-laid. Mr. Graney asked if the Commission could note for the record that any contractor they choose will just build the wall to the contours of the landscape - no straight lines. Mr. Godwin and Mr. Pleasants agreed.

Mr. Graney asked if there were any additional comments or questions. There were none.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted 11/1/04 by Calhoun Street LLC, 175 Calhoun Street, to relocate the driveway and alter the stone wall. By Mr. Treadway, seconded by Mr. Chute and passed 5-0.

Mr. Graney 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.

## REGULAR MEETING

Mr. Graney called the meeting to order at 7:57PM, seated the members and seated Alternate Chute for Mr. Talbot.

Pending Business

### **Calhoun Street LLC /175 Calhoun Street /Relocate driveway, alteration to stone wall.**

Mr. Graney asked the members if they were ready to vote on this application. All agreed they were. Mr. Smith noted there seemed to be a consensus for pillars not to be part of the approval.

MOTION: To approve the application for Certificate of Appropriateness submitted 11/1/04 by Calhoun Street LLC, 175 Calhoun Street, to relocate the driveway according to the site plan submitted 10/13/04 with native grit stone over a gravel driveway and alter the stone wall with a 12 foot natural cut for the driveway with no attached columns (unarticulated opening in stone wall) and to minimize the impact to the natural berm, and to continue the dry-laid stone wall along Calhoun Street approximately 120 feet beyond the existing driveway entrance. Stone wall to adhere to natural contours of the landscape. This work is to be completed by November 15, 2005 or else this approval shall be void. By Mr. Treadway, seconded by Mr. Chute and passed 5-0.

Other Business

### **Beck /129 Calhoun Street /PRELIMINARY DISCUSSION addition to existing house.**

Mr. Beck brought some drawings of the proposed addition (which he did not leave). He explained, with

the addition he will have an "L" shaped house with two small extensions. Mr. Beck said as the house stands today, it is a two bedroom house with a small maid's room next to the kitchen.

Mr. Treadway asked Mr. Beck the height of the addition. It will be below the other roof lines of the house. Mr. Treadway asked how far the addition will be set back from the existing house. About 15 feet. Mrs. Picton asked if there will be any change in floor levels between the existing house and the addition. There will be no difference in floor level. Mr. Treadway asked how much bigger the addition will be than the existing house. It will be almost twice as big.

Mr. Smith asked about the addition on the back. Mr. Beck said it is a 3-car garage with one bedroom and bath upstairs along with 3 small rooms with very high windows used for office space. Mr. Smith asked about increase in square footage. Mr. Beck was not sure - will have square footage the next time he comes.

Mr. Beck said he intends to stake out the site where the addition is to be built so the Commission can go out and have a look.

Mr. Graney listed items Mr. Beck will need for a formal presentation:

- Site plan - existing and proposed
- Elevations - existing and proposed
- Photos of existing house
- Floor plan showing existing and proposed

Also, Mr. Graney suggested that Mr. Beck have someone do a drawing showing what the house will look like with the addition.

### **HDC Calendar for 2005**

MOTION: To accept the Historic District Commission Calendar for the year 2005. By Mrs. Picton, seconded by Mr. Smith and passed 5-0.

Consideration of the Minutes

MOTION: To accept the 10/18/04 minutes as corrected: Pg.3, Par.7, Line 2, .....the **transom** windows ..... Pg.5, Par. 1, Line 4, .....replaced **in-kind** in..... By Mrs. Picton, seconded by Mr. Treadway and passed 5-0.

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

Mr. Graney adjourned the meeting at 8:40PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk