

November 17, 2008

7:30PM Land Use Meeting Room

MEMBERS PRESENT: Mr. Chute, Ms. Gilchrist, Mr. Kerr, Mr. Smith, Mr. Talbot

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Mills, Mr. Tilden

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Nussbaum, Mr. Pleasants, Mr. Queral, Mr. Godwin, Residents, Mr. Brighenti, Mr. Wadelton, Mrs. Canning

PUBLIC HEARINGS

Nussbaum(cont'd) /132 Calhoun Street /New single family residence, attached garage w/bedroom & bath above, guest house and pool.

Ms. Gilchrist reconvened the Public Hearing at 7:32PM to consider the application for a Certificate of Appropriateness submitted by Paul A. Nussbaum to construct a single family residence, attached garage with bedroom and bath above, guest house and pool. Ms. Gilchrist seated the members. Mr. Paul Nussbaum was present. Also present were Mr. Rod Pleasants and Mr. George Queral from McIver Morgan Architects and several residents from the Calhoun-Ives Historic District.

Mr. Pleasants said he hoped the members all had an opportunity to look at the story poles. Tape was placed across the top to show the ridge line. The members discussed the siting of the house. Some thought it was too close to Calhoun Street, but if it were pushed back from Calhoun Street it would appear larger from the Stuart Farm. Mr. Nussbaum said he walked over to the Laffont property and stated the story poles were not visible from there. Mrs. Boyer said her problem with the siting of the house is that all the other houses on Calhoun Street are parallel to the road which makes this house seem out of context with the rest.

Mr. Talbot asked Mr. Pleasants to walk through what the commission is being asked to approve. In addition to story poles, they need to know what can be seen from the public way such as mechanical equipment.

Mr. Pleasants said the house has been intentionally turned to follow contours of the land to look like an old house that has been added onto. Materials for the house will be white clapboards, gray barn siding and wood roof. The foundation will be stone – more visible at the back because the land drops away at the back. Mr. Pleasants told the commission there has been some discussion of moving the driveway, but they do not have permission yet.

Mrs. Boyer said it bothers her to see this house at an angle in comparison to the rest of the houses on the street. Mr. Smith noted if a house of this size sat as others do on the road you would see a very large house right on the road. We cannot freeze the street. Mr. Chute said it seems more logical to go with the topography – it makes sense. He said the height seems ok as is but he would not mind seeing the house pushed back to reduce the mass. Mrs. Mills said she was able to see the story poles from the Stuart Farm – it will look like a long house going backwards. Mr. Pleasants noted if the house is moved back it would be radical – this way it is built into the land. Mr. Talbot said the house is staked right – not too far back in relation to the road.

Mr. Nussbaum said he would prefer to construct a new driveway so the car lights would not shine into the windows of the house across the street. Mr. Talbot noted that the commission needs to approve a driveway access as part of this application; types of materials used, etc. He suggested to Mr. Nussbaum that the existing driveway be a part of this application. If a new driveway is approved by the Selectmen he can then come back to the commission and apply to change the driveway location.

Mr. Pleasants said he would prepare a massing diagram for the next meeting. Mr. Talbot noted there were other items requested in an e-mail sent to Mr. Pleasants on October 17th. In addition, the members listed some items they would like to have for the next meeting; some of which may already have been requested in Mr. Talbot's the e-mail:

- * Massing diagram showing views from Calhoun Street and Stuart Farm
- * Building section with eave details
- * Photos from the road
- * Pictures of materials to be used on house and driveway
- * Site plan showing driveway staked, lighting, mechanicals and pool equipment
- * Indicate existing and proposed centers at driveway and existing at house (i.e.:how the area is regraded)

Ms. Gilchrist asked if there was any additional discussion. There was none. It was agreed to continue the Public Hearing.

MOTION: To continue the Public Hearing until the next regularly scheduled meeting on December 15, 2008, to consider the application for a Certificate of Appropriateness submitted by Paul A. Nussbaum to construct a new single family residence at 132 Calhoun Street. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

Ms. Gilchrist continued the Public Hearing at 8:45PM. This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

10 Sunny Ridge Associates LLC /10 Sunny Ridge Road /Cover over round window.

Ms. Gilchrist opened the Public Hearing at 8:47PM to consider the application for a Certificate of Appropriateness submitted by Stephen Brighenti, Manager of 10 Sunny Ridge Associates LLC, to cover the round window on the east end of the house with white clapboards to match the surrounding clapboards. She read the legal notice which appeared in Voices on 11/9/08. Ms. Gilchrist seated the members. Mr. Brighenti was present.

Mr. Brighenti said he was aware that some things were done in contradiction to the desires of the Historic Commission. The round window is visible from Nettleton Hollow Road. He is hoping that by closing over the window with clapboards to match existing, that this will take care of this violation. Mr. Brighenti had a copy of a drawing from Moisan Architects, marked Amendment Five and dated June 19, 2000 showing the round window which he was told by the architects had been approved. He met with two of his neighbors, Mr. Treadway and Mr. Dutton, and said they are very pleased with this proposed work.

Mr. Brighenti went on to say that issues with Inland-Wetlands and Health are resolved and Building will sign off for a C.O. after HDC approval.

Ms. Gilchrist noted the other violations: 3 dormers on the Sunny Ridge side, the portico and vertical siding. She wondered if the commission does not require remediation of all violations, if a precedent will be set. Mrs. Boyer commented that the round window is what is being brought before the commission at this time and is the only item they are being asked to consider.

Due to the fact that the last Certificate of Appropriateness for this property was issued in June 2000, some time is needed to research the files for clarification. It was agreed to continue this Public Hearing until the next meeting.

MOTION: To continue the Public Hearing until the next regularly scheduled meeting on December 15, 2008, to consider the application for a Certificate of Appropriateness submitted by 10 Sunny Ridge Associates LLC to cover over the round window at 10 Sunny Ridge Road. By Mr. Talbot, seconded by Ms. Gilchrist and passed 5-0.

Ms. Gilchrist continued the Public Hearing at 9:25PM.

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

Other Business

A. Website.

Steve Wadleton was present to discuss the Town website with the members. The commissioners said they need an understanding of the website, how it can be upgraded and made user friendly. Mr. Wadleton said HDC has their own page. He handed out a copy of the page to each member. Mr. Wadleton said the page can be expanded with photos, etc. The members agreed it would be good to have the Rules & Regulations, the Guidelines and the small brochure explaining the three districts on line. They want the public to have access to as much information as possible. The commission thanked Mr. Wadleton for his time and helpful information.

B. Stuart Farm.

Since HDC sent Young Elliott's Farm a letter, Mr. Talbot is not allowed on the property to document the buildings. Mr. Talbot asked Mr. Shaw if he would write a letter stating work done to date and their intentions. 1. Main House – their goal is to restore as is and document what is there for future restoration or rebuilding. 2. Corn Crib – the insurance company said it had to come down. 3. Barn – take out rotted flooring, sills to be replaced, north section ok, south section will collapse. A set of accurate documents is needed prior to rebuilding. Mr. Talbot conveyed to Mr. Shaw that HDC is serious about its responsibility and concern for the Calhoun-Ives District and for his barn and property. Mr. Talbot thought Mr. Shaw was willing to act on this – he promised to write a letter. Mrs. Canning asked if there had been any move to close up the back of the barn. Mr. Talbot said in the next week or two a crew is scheduled to do that. Mrs. Canning asked if Mr. Shaw gave any reason why he took the materials off of the barn. No. Mr. Talbot said he trusts that Mr. Shaw will seal up the building.

The discussion regarding HDC petition to the Zoning Commission is postponed until the 12/15/08 meeting.

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

Ms. Gilchrist adjourned the meeting at 10:25PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade, Clerk

