

November 21, 2011

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

MEMBERS ABSENT: Mr. Kerr

ALTERNATES PRESENT: Mr. Hollinger, Mrs. Mills

ALTERNATES ABSENT: Mr. Krinsky

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Pleasants

PUBLIC Hearing

Klein & Micheletto /110 Calhoun Street /Demo rear structure on main farmhouse & concrete pad at front. Replace windows & doors to match existing. New driveway, street-side rock wall & gates.

Ms. Gilchrist opened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness submitted by Brigitte Klein and Robert Micheletto for work at 110 Calhoun Street: to demo rear structure on main farmhouse and concrete pad at front, replace windows and doors to match existing, new driveway, street-side rock wall and gates. She seated members Boyer, Chute, Gilchrist, Smith and seated Alternate Hollinger for Mr. Kerr. Mr. Rod Pleasants of McIver Morgan Architects represented the owners.

Demolish rear structure and concrete pad at front:

Mr. Pleasants looked over the plans with the members. He noted that the back section they are asking to demolish is in terrible shape and he recommended to the owners that they remove it since they can only have 1200sqft of usable space in an accessory building. Mr. Pleasants said they do not intend to put shutters back on; just paint the house white, as original. They would like to remove the big concrete pad at the front of the house and just put in one large stone step. He noted they are about six weeks from being finished with the main house and would like to get started on this guest house.

Replace windows and doors:

Mr. Pleasants told the commission they would be replacing every window as original. Ms. Gilchrist noted that 1 over 1, as shown in the drawing, would not have been original. The members discussed the windows with Mr. Pleasants. More likely the windows were 4 over 4 or 6 over 6. Ms. Gilchrist said they were probably 6 over 6, and that would be fine but the commission will need to see a drawing to make sure they are proportional. Mr. Smith observed that the application is changing in regard to the windows. The members agreed that the application can be modified as long as there is no change in the dimensions of the windows. Mr. Pleasants said he would like to center the window on the 2nd floor over the front door. Mrs. Boyer asked about the small window at the peak. Mr. Pleasants replied they would probably leave that window as is, it just needs some repairs.

New driveway, street-side rock wall & gates:

On the site plan, Mr. Pleasants pointed out the conservation easements to the commissioners. He said the existing stone walls on the property were overgrown. Their intent is to just clean them up and preserve the old look. The new dry stone wall they are proposing along Calhoun Street will match the old existing walls in style, material and height. Mr. Pleasants said the new wall will have one opening in front of the house for people and one larger opening for truck access. The wall will be kept as simple as possible. He added, the owners are anxious to get the wall finished in order to protect their child from the road. Mr. Smith asked if there is a picture of the wall. Mr. Pleasants said he could send a picture of the wall. Mr. Smith said it is not essential, but there should be a picture in the file. Mr. Smith asked if the wall will be 2

or 3 feet tall. Mr. Pleasants replied it will be approximately 30 inches. Ms. Gilchrist stated she is very hesitant about a long run of stone wall. It would be a lot of wall, you would see it for a long time. You usually don't see a stone wall across the front of a house. In addition, there is no reason to build a wall in front of a barn because space is needed to turn vehicles around. She asked if they could use another kind of fence. Mr. Pleasants commented on the long fence that starts at Sandra Canning's house. Ms. Gilchrist agreed, that particular fence is long, but it does not cross the front of her house.

The members discussed various options for a fence. Mr. Hollinger stated a child is not a good reason to build a wall. Ms. Gilchrist said she is worried about the solidity of a rock wall for such a long way - maybe a split rail fence with mesh would work. Mr. Chute commented, too much stone wall is suburban. Mr. Pleasants said he does not like the idea of a hedge - perhaps a combination of plantings and wall.... Ms. Gilchrist said the stone wall does not have to be solved tonight. Mr. Smith agreed. They could ask for further consideration. Mrs. Boyer stated that what HDC does not like is the solidity of a long wall. Mr. Hollinger suggested the members go look at the site. Mr. Pleasants said he would be happy to meet them there.

Mr. Pleasants asked if there were any objections to the driveway. Mr. Hollinger asked what type of material is to be used on the driveway. Mr. Pleasants replied it will be gray gravel and there is to be no curbing or lighting.

Mr. Pleasants showed the commission a picture of a lantern they want to use for lighting on the barn. Ms. Gilchrist commented that the light should shine downward and be of a simple, utilitarian design. This would help in keeping the barn looking like a barn.

Ms. Gilchrist commented that overall what they have done is keeping the character of the property in tact. It looks wonderful. Mr. Pleasants said the owners love it too.

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

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Brigitte Klein and Robert Micheletto for work at 110 Calhoun Street: to demo rear structure on main farmhouse and concrete pad at front, replace windows and doors to match existing, new driveway and street-side rock wall and gates.

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

Ms. Gilchrist closed the Public Hearing at 8:40PM.

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 8:45PM.

Klein & Micheletto /110 Calhoun Street /Demo rear structure on main farmhouse & concrete pad at front. Replace windows & doors to match existing. New driveway, street-side rock wall & gates.

Ms. Gilchrist asked if there was any further discussion. Mr. Chute mentioned that in addition to the items listed on the agenda, the commission approved 6 over 6 windows and a drawing will be submitted for the record.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Brigitte Klein and Robert Micheletto, for the following work at 110 Calhoun Street as shown in the site plan, photos and drawings(A0-01 thru 04, A1-00, A1-01, A2-01 & A3-01) by McIver Morgan Architects, submitted with the application:

Demolition of the rear structure attached to main farmhouse building. Demolition of concrete pad at front of farmhouse. Replace windows with 6 over 6 sash – applicant to present measured drawing of such. Add two new windows to west side of house as shown in drawing A0-01. The 2nd story window in the first bay to be aligned with the front door. Existing attic window decorative trim to be restored. Replace front door to match existing door. New driveway to be gray gravel; no curbing. New street-side rock wall and gates to be considered separately pending site visit and alternate proposals. This work is to be completed by November 21, 2012; or else this approval shall be void.

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

Consideration of the Minutes

The 10/17/11 minutes were accepted as corrected:

Pg.5, Par.1, Line 1:.....future preemptive such actions.

Pg.5, Par.3, Line 4:.....are appropriate to the character of this district.

MOTION:

To accept the 10/17/11 minutes as corrected.

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

MOTION:

To include subsequent business not already posted on the Agenda:

1)Plan meeting with historic district residents.

2)Walkway at First Congregational Church.

3)C of A's expiring soon.

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

1) After a brief discussion, the commission decided to defer this discussion until March or April.

2) Walkway at Congregational Church. The plan which was submitted with the application included steps. There are no steps in the photo. Ms. Gilchrist will write a letter to that effect.

3) The members briefly discussed 1 or 2 C of A's which will be expiring after the first of the year.

MOTION: To adjourn. By Mr. Smith.

Ms. Gilchrist adjourned the meeting at 9:55PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk