

December 19, 2005

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

MEMBERS ABSENT: Mrs. Picton, Mr. Smith

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Rives

ALTERNATES ABSENT: Mr. Chute

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Petruno and family members

PUBLIC HEARING

Petruno /22 Sunny Ridge Road /Vinyl siding.

Mr. Treadway opened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness submitted 11/2/05, by William Petruno, 22 Sunny Ridge Road, to install vinyl siding on his house. He read the legal notice which appeared in **Voices** on 12/11/05. Mr. Treadway seated the members and seated Alternate Boyer for Mrs. Picton and Alternate Rives for Mr. Smith. Mr. Petruno was present.

Mr. Petruno began by saying that he can no longer paint the house himself and he has been unable to find someone to do it for him. Mr. Treadway asked if he would prefer to have the house painted. Mr. Petruno replied he would since painting is cheaper than installing vinyl siding.

Mrs. Keller (Mr. Petruno's daughter) stated the house not only needs paint, but many of the existing clapboards are rotten and would need to be replaced. Mr. Treadway asked if the existing clapboards would have to come off before vinyl siding is installed. Yes. Mrs. Keller said they would have to be removed. She brought examples of the vinyl clapboard and dutch-lap as specified on the application. Mrs. Keller explained that the installation instructions describe the siding and trim detail which will be the same as existing. Mr. Talbot asked if the existing windows have vinyl trim. Yes they do.

The members studied photos (submitted 12/19/05) showing details of the existing house and also photos taken from the road. Mr. Arturi said the house sits back from the road about 110ft and he does not think vinyl siding will be noticeable from the road.

Mr. Talbot asked if the trim around the existing windows will remain. Mr. Petruno said yes because the existing windows are vinyl clad with vinyl trim. Mrs. Keller said they will be replacing the shutters and the new shutters have brackets to make them look like they are operable. She said the color of the new shutters will be a rust color; the same as existing. They are guaranteed not to fade. Mr. Talbot noted that the members have always had concerns with shutters that are not real working shutters.

Mr. Petruno said he would rather go with the 4" vinyl clapboard rather than the dutch-lap because the existing wooden clapboards are 4".

Mr. Treadway asked the members if they had any further questions. There were none. Mr. Treadway said he spoke on the phone with Mr. Clark who had no objections to Mr. Petruno's application. He then read a letter from Mr. Ross who also had no objections. Mrs. Aeschliman stated in a letter that she felt that vinyl siding would be entirely inappropriate and would effect the integrity of the historic district. There were no other residents present either for or against this application.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted 11/2/05, by William Petruno, 22 Sunny Ridge Road, to install vinyl siding. By Mr. Arturi,

seconded by Mrs. Rives and passed 5-0.

Mr. Treadway closed the Public Hearing at 7:53PM.

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. Treadway called the meeting to order at 7:55PM, seated the members, seated Alternate Boyer for Mrs. Picton and Alternate Rives for Mr. Smith.

Pending Business

Petruno /22 Sunny Ridge Road /vinyl siding.

Mr. Treadway asked the commissioners for their comments.

Mr. Arturi said he had no objection. The house is a non-contributing building in the district and you won't be able to tell from the road that the siding is vinyl. He said he is inclined to say ok. But, since the Commission discourages non-traditional siding, the motion should be made specific to this property.

Mr. Talbot agreed about the distance from the road and the fact that the house is a non-contributing building in the district. He stated that he is not a fan of vinyl siding, but in this situation, the existing windows and shutters are vinyl. The house is not trying to be historic. Mr. Talbot wondered if it might be possible that a future owner would want to build a vinyl siding addition. Mr. Arturi said that is the reason that the motion and approval should be made as narrow as possible and specific to that property. The Commission does not want to set a precedent.

Mrs. Boyer stated she is not wild about vinyl siding and this is not a matter of hardship if the siding is more expensive than paint, but she would approve if the motion is kept specific "in that box" for that house.

Mr. Treadway said he is concerned that someone reading these minutes will say they want vinyl siding somewhere else. Mr. Arturi noted that is why the motion must be kept very narrow.

MOTION: Whereas the property at 22 Sunny Ridge Road, is a non-contributing house in the district, and whereas it has existing vinyl windows and shutters, and whereas the distance of the house from the road will make it difficult, if not impossible, to discern the materials used, and notwithstanding that the Commission discourages the use of non-traditional materials; the Commission approves the application for Certificate of Appropriateness submitted November 2, 2005, by William Petrino, 22 Sunny Ridge Road, to install vinyl siding on his house with the following stipulations: that the clapboards will be four inches and that this approval is limited to the existing structure and not to be applied to any subsequent additions or any other structures on the property. This work is to be completed by December 19, 2006; or else this approval shall be void. By Mr. Arturi, seconded by Mrs. Rives and passed 4-0-1.

Mr. Treadway abstained from voting since he is a neighbor.

Consideration of the Minutes

MOTION: To accept the 11/14/05 minutes as amended:

Pg.2, Par.7, Line 5;to HDC **showing** him

Pg.2, Par.8, Line 2;do not, **yet it is a typical application.** By Mr. Talbot, seconded by Mrs. Rives and passed 5-0.

OTHER BUSINESS

Discussion with Dimitri Rimsky, Planning Commission

Mr. Rimsky began by saying he would like some advice from the members regarding a project he would like to do for Mrs. Shulman, 82 Green Hill Road. She would like to make a small office in her garage. Mr. Rimsky showed the members a photo of the existing garage. He said Mrs. Shulman would like to convert one bay of the garage into an office and replace the existing garage door with a bay window. The Commission discussed this briefly with Mr. Rimsky and said they would be willing to consider this at a future meeting.

Washington Depot Study. Mr. Rimsky handed each of the members a letter about the Depot study. Mr. Talbot stated the study seems to make a lot of sense, but does not think HDC will have much to say about any decisions.

Mr. Rimsky said if the town is not proactive, it may be blindsided by any number of things. Mr. Arturi agreed. Regardless of the outcome, it is a good exercise and will raise peoples' consciousness.

Mr. Rimsky said he has met with various reactions to the Depot study. Some think the plan is unnecessary. Some think River Road should not be changed. The Planning Commission hopes that in the future, someone may look at the plan and see that it is a sensible way to solve access to the back of the food market for service trucks, add more parking and perhaps create a safer intersection at Route 47.

Mr. Treadway asked Mr. Rimsky what he wanted from the Commission. Mr. Rimsky replied, in general, to reaffirm the intent of this plan which is to put forward a series of possibilities that would be moved along in stages. All the various commissions should have a voice in responding to what they see in this plan. Although the Depot is not in a historic district, the idea is to try and formulate a plan that keeps the architectural integrity of the Depot. The Planning Commission thinks it is important for the citizens to understand what is going on and appreciate the necessity of having a plan for the future.

Mrs. Boyer commented that people are afraid of change. It is important to start very simply and do one thing at a time; to look at things that are doable.

Mr. Talbot said he understands Mr. Rimsky's reason for visiting the different commissions. He asked if Planning had the power to help craft change. Mr. Rimsky replied that Planning is basically mandated to set an agenda that sets a path for change. The Plan of Development describes what the town wants itself to look like and creates controls over how the Community develops.

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

Mr. Arturi adjourned the meeting at approximately 9PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk

