

March 16, 2009

7:30PM, Land Use Meeting Room

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

ALTERNATES PRESENT: Mrs. Mills, Mr. Tilden

ALTERNATES ABSENT: Mrs. Boyer

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Pleasants

PUBLIC HEARING

Fineman /32 Sunny Ridge Road /Replace existing roof w/red cedar shingles.

Ms. Gilchrist opened the Public Hearing at 7:30PM to consider the application for a Certificate of Appropriateness submitted by Lori and Steven Fineman, 32 Sunny Ridge Road, to replace their existing roof with red cedar shingles. She read the legal notice which appeared in Voices on 3/8/09 and seated the members. Mr. Rod Pleasants of McIver-Morgan represented Mr. and Mrs. Fineman.

Mr. Pleasants noted the sample of red cedar shingle and said it would weather to a darker color. Mrs. Mills said she liked the cedar better than the existing asphalt shingles. All agreed. Mr. Talbot said he had no problem with this application but discussed with Mr. Pleasants how installing cedar breather would prevent moisture from building up and deteriorating the shingles. Mr. Pleasants said he would be using the cedar breather and also intended to put the same gutters back up.

Ms. Gilchrist read letters from Richard G. Dutton, 28 Sunny Ridge Road and also Stephen R. Brighenti, Managing Member of 10 Sunny Ridge Road Associates. Both were in favor of this application. The letters are in the applicant file and copies are filed with these minutes.

Ms. Gilchrist asked if there were any additional questions or comments. Mr. Pleasants had a question about the possibility of burying the power lines to the house. Mr. Talbot asked where the electric meter box was located. Mr. Pleasants said it is on the left side of the house near the porch and the utility company told him that there was no reason for them to change its location. In that case, Mr. Talbot said there would be no reason to come to the HDC about burying the lines.

There were no additional questions or comments.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Lori and Steven Fineman, 32 Sunny Ridge Road, to replace their existing roof with red cedar shingles. By Mr. Smith, seconded by Mr. Talbot and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 7:40PM.

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 7:41PM and seated the members.

Pending Business

Fineman /32 Sunny Ridge Road /Replace existing roof w/red cedar shingles.

A discussion ensued regarding copper flashing opposed to lead coated copper flashing for the chimney. Mr. Pleasants said he does not like the lead coated copper. Mr. Talbot agreed and said copper will not discolor the way lead coated copper does. He would like the motion to specify that copper be used for the chimney flashing.

MOTION: To approve the application submitted by Lori and Steven Fineman, received by the Commission on 3/16/09, to replace their existing roof at 32 Sunny Ridge Road with western red perfection cedar shingles, and with copper flashing at the chimney. This work is to be completed by March 16, 2010; or else this approval shall be void. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

Consideration of the Minutes

MOTION: To accept the 2/9/09 minutes as amended:

Pg.3, Par.1, line 1;not be visible.....

Pg.3, Par.1, line 6;over future applications....

Pg.3, Par.1, line 7;what may or may not be appropriate in scale and height.

Pg.3, Par.1, line 8;asked for 1/8th inch scale drawings to match the transparencies from the file.

Pg.3, Par.1, line 18; delete all.

Pg.3, Par.1, line 18;from the HDC files.....

Pg.3, Par.1, line 19;districts. Mr. Talbot said he relied on the accuracy of drawings submitted by the applicants. Neither Mr. Talbot nor the HDC have physically documented any existing conditions themselves.

Pg.3, Par.2, line 5;driveway locations.

Other Business

Ann Khouri Bass /75 Green Hill Road /Progress update.

Mrs. Bass was unable to attend this meeting. She will be scheduled for a future meeting.

St. John's Episcopal Church /78 Green Hill Road /Lighted sign.

Ms. Gilchrist read a letter dated 3/2/09 from Mr. Ajello, ZEO, to Reverend Balmer in which he said that State regulations allow for church signs within the state easement but electricity of any kind is prohibited and this may even include the floodlights. The Commission was in agreement that Mr. Ajello's letter was very well done and they appreciated his effort.

The members read the Zoning Regulations regarding outdoor lighting. They discussed the floodlights which may be against the Zoning regulations. They concluded that Zoning will deal with the spotlights and if they are approved, then Reverend Balmer will need to come to the Historic Commission with an application. Mr. Talbot suggested that a soft glow against the façade of the building would respect the neighbors across the street and also the District. Mr. Kerr said he thinks the Zoning Commission is more concerned with illumination and HDC is more concerned with visible fixtures. Mr. Smith said they need to be sure that whatever is decided is in tune with the District.

Election of Officers.

Mr. Tilden said he was impressed with the current leadership. Ms. Gilchrist said she was not anxious to

be Chairman again, but would be willing to stay on if someone else would lead the meeting. After some discussion, it was decided that Ms. Gilchrist would stay on as chairman and, if she wished, could delegate another member to moderate the meetings.

MOTION: To elect the following Historic District Commission officers for 2009: Ms. Gilchrist – Chairman, Mr. Kerr – Vice Chairman and Mr. Talbot – Clerk. By Mr. Smith, seconded by Mr. Chute and passed 5-0.

MOTION: To include subsequent business not already posted on the Agenda. By Ms. Gilchrist, seconded by Mr. Smith and passed 5-0.

Mr. Talbot recalled a special meeting the Commission held with Mr. Markert and Mr. Boling to discuss coordination with Planning and Zoning to help strengthen the HDC regulations. He asked the members to be thinking about issues that could be discussed in the future with other commissions, such as: collaboration with Zoning on outdoor lighting in Historic Districts, or subdivisions in Historic Districts with Planning. Mr. Smith noted that some years ago there had been a discussion about clustering houses closer together in a subdivision in order to leave more open space. In addition, he said he did not think Planning feels compelled to think about something differently just because it is in an Historic District. Ms. Gilchrist said they are supposed to be guided by the Plan of Development. Mr. Kerr thought it would be appropriate to point that out.

Ms. Gilchrist was asked if there was anything new on the status of the Stuart Farm. She replied that it had been agreed to list it on the Endangered Properties list.

Ms. Gilchrist said she would be willing to help Mrs. Boyer work on the web site, and also to help with the filing system in Town Hall.

MOTION: To adjourn. By Mr. Smith.

Ms. Gilchrist adjourned the meeting at 8:55PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,
Martha T. Shade, Secretary