

March 20, 2006

MEMBERS PRESENT: Mr. Arturi, Mr. Chute, Mr. Smith

MEMBERS ABSENT: Mrs. Picton, Mr. Talbot

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Rives

OTHERS PRESENT: Mr. Carlson, Mr. Lasar, Mrs. Graham, Mr. Smith, Mr. Powell, Residents

PUBLIC HEARING

Wodtke /81 Green Hill Road /Remove shutters from house.

Mr. Arturi opened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness submitted 2/27/06 by Peter and Barbara Wodtke, 81 Green Hill Road, to remove shutters from their house. He read the legal notice which appeared in **Voices** on 3/12/06. Mr. Arturi seated the members and seated Alternate Boyer for Mrs. Picton and Alternate Rives for Mr. Talbot. Mr. and Mrs. Wodtke were out of the country on business and no one was there to represent them.

Mrs. Rives observed the house next door to this one does not have shutters. Mr. Arturi said the shutters are non-functional. They are there for decorative purposes. Mr. Smith noted the Commission has had this discussion before when people either want to replace or remove badly damaged shutters.

Mr. Arturi read the letter from Mr. and Mrs. Wodtke (rec'd 2/27/06) and the members looked at pictures of the house (rec'd 3/7/06). The members briefly discussed houses on the Green. Mr. Chute, Mrs. Boyer and Mrs. Rives said they would not object to the shutters being removed. Mr. Smith said he would like to hear Mrs. Picton's opinion. Mr. Arturi asked the members if they would feel better having Mrs. Picton review this application before voting. All agreed they would. It was agreed to continue this Public Hearing.

MOTION: To continue until the next regularly scheduled meeting on April 17, 2006, the application for a Certificate of Appropriateness submitted February 27, 2006, by Peter and Barbara Wodtke, 81 Green Hill Road, to permanently remove the shutters from their house; in order for Mrs. Picton to review the application. By Mrs. Boyer, seconded by Mrs. Rives and passed 5-0.

Adams /174 Calhoun Street /Build studio and connector addition.

Mr. Arturi opened the Public Hearing at 7:56PM to consider the application for Certificate of Appropriateness submitted 2/27/06 by Mary E. Adams, 174 Calhoun Street, to build a studio and connector addition. He read the legal notice which appeared in **Voices** on 3/12/06. Mr. Arturi seated the members and seated Alternate Boyer for Mrs. Picton and Alternate Rives for Mr. Talbot. Ms. Adams was not present, but authorized Mr. Carlson to represent her.

Mr. Carlson discussed the site plan, photos and building plans(all marked rec'd 2/27/06) with the Commission. He noted that the addition will be at the back of the house, further away from the road. Mr. Carlson explained that this house is a 1960's cape and the owner is an artist in need of more space. The breezeway will be clapboard and the studio will have vertical siding; both will be painted white like the existing house. He added, the gable on the addition might be visible from the road but for the most part you will not know it is there.

Mrs. Rives said she drove by several times and thinks the addition will hardly be visible. Mr. Smith said he would like a sense of the overall increase. Mr. Carlson said the addition looks like it might be 2/3 larger than it is now, but everything is on one level.

Mr. Arturi asked the members if they had any additional questions or comments. There were none. He asked the public if they had any comments or questions regarding this application. There were none.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness for Mary E. Adams, 174 Calhoun Street, to build a studio and connector addition. By Mrs. Rives, seconded by Mrs. Boyer and passed 5-0.

Mr. Arturi closed the Public Hearing at 7:54PM.

This Public hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Connolly /86 Calhoun Street /Install solar panels.

Mr. Arturi opened the Public Hearing at 7:55PM to consider the application for Certificate of Appropriateness submitted 2/28/06 by David Connolly, 86 Calhoun Street, to install solar panels. He read the legal notice which appeared in **Voices** on 3/12/06. Mr. Arturi seated the members and seated Alternate Boyer for Mrs. Picton and Alternate Rives for Mr. Talbot. Mr. Lasar, architect, represented Mr. Connolly.

Mr. Lasar discussed his drawings(rec'd 3/2/06) which showed the location of the solar panels on the roof. Mrs. Boyer said she was concerned about visibility from the road. Mr. Lasar said the panels are going to be put on the lower roof and will not be so visible. He also noted that the lower roof is on a less historic part of the house. The west elevation and shed to the south, which are the most historic parts of the house, will not be affected by the installation.

Mr. Arturi said he did not think the Commission would be setting a precedent by approving this application due to the fact that the building has been altered so, it is probably non-contributing at this time. Mr. Lasar disagreed. He said the structure was a barn and they kept the barn siding.

Mr. Lasar said applications for renewable energy are treated differently. He read from the regulations: "Applications for exterior architectural features whose primary purpose is to utilize renewable resources will be denied only if the Commission finds that such features cannot be installed with substantially impairing the historic character and appearance of the district". The State is subsidizing 50% of the project. It helps the environment.

Mr. Arturi asked the members if they had any additional questions. There were none. He asked the public if they had any comments for or against this application. There were none.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness for David Connolly, 86 Calhoun Street, to install solar panels on the roof of his house. By Mrs. Boyer, seconded by Mr. Chute and passed 5-0.

Mr. Arturi closed the Public Hearing at 8:05PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

The Gunnery /99 Green Hill Road /Demolition and reconstruction of dormitory.

Mr. Arturi opened the Public Hearing at 8:06PM to consider the application for Certificate of Appropriateness submitted 3/2/06 by The Gunnery, 99 Green Hill Road, to demolish and reconstruct a dormitory. He read the legal notice which appeared in **Voices** on 3/12/06. Mr. Arturi seated the members and seated Alternate Boyer for Mrs. Picton and Alternate Rives for Mr. Talbot. Mr. Smith recused himself from this Public Hearing because he works for The Gunnery. Also present were; Mrs. Susie Graham, Head of School, Mr. Curt Smith, Engineer and Mr. Bob Powell, Architect.

Mrs. Graham addressed the Commission and thanked the members for their service. She noted The Gunnery School had been in continuous operation since it was established in 1850 and has been a dedicated neighbor. Mrs. Graham described the Bache Dorm as having safety concerns and being at the end of a useful life. Originally built in the 1960's as temporary housing, Bache dorm housed 16 boys and 2 faculty families. Mrs. Graham said this project has been on their wish list for fifteen years. The Gunnery has recently been given a Leadership Gift and now they can proceed with plans to demolish Bache Dorm and build the new Teddy House in the same location. The Teddy House will have room for 22 boys, a study room and flexible faculty housing. Mrs. Graham said they have had two meetings with neighbors and have had no negative response.

Mr. Curt Smith, Smith & Company Engineers, discussed the site plan(rec'd 3/2/06) with the Commission. He pointed out to the members that the dormitory is a good distance from both Kirby and Ferry Bridge roads. Mr. Smith said the loose gravel walkway will be replaced with a paved walkway using concrete and Belgian blocks. He also said four trees will be removed, but many trees will remain to buffer the view from Kirby Road.

Mr. Bob Powell, architect with Wieber, Powell and Grunigen, gave the members some photographs showing various projects done by The Gunnery over the past fifteen years; Emerson Performing Arts Center, the Field House and Browne Dining Hall and a photo of the proposed Teddy House. Mr. Powell said the inspiration for the design of Teddy House came from several different structures in the area, such as the Mayflower Inn and some of the Rossiter houses. It will be close to a Queen Anne style with four gables, a turret and gambrel roof.

Mr. Arturi asked if the new dormitory would be higher than the existing one. Mr. Powell replied it would be six to eight feet higher because Bache has a flat roof. They tried to minimize the height with the gambrel roof. Mr. Arturi commented he has driven by many times, but has not noticed Bache. He said the new dormitory will be a vast improvement over what is there. Mrs. Boyer said the existing building is not very visible. The new one will be visible and a very positive piece. Mr. Chute said it will be an asset to the community.

Mr. Arturi asked the members if they had any additional questions or comments. There were none. He asked the public if they had comments in favor or against. There were none.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness for The Gunnery, 99 Green Hill Road, to demolish and reconstruct a dormitory. By Mrs. Rives, seconded by Mr. Chute and passed 4-0.

Mr. Arturi closed the Public Hearing at 8:35PM.

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. Arturi called the meeting to order at 8:37PM, seated the members and seated Alternate Boyer for

Mrs. Picton and Alternate Rives for Mr. Talbot.

Pending Business

Wodtke /81 Green Hill Road /Remove shutters from house.

MOTION: To continue until the next regularly scheduled meeting on April 17, 2006, the application for a Certificate of Appropriateness submitted February 27, 2006, by Peter and Barbara Wodtke, 81 Green Hill Road, to permanently remove the shutters from their house; in order for Mrs. Picton to review the application. By Mrs. Boyer, seconded by Mrs. Rives and passed 5-0.

Adams /174 Calhoun Street /Build studio and connector addition.

Mr. Arturi stated the house is a non-contributing 1960's cape. The topography is such that we will see a very small view of this; nothing if driving by and very little of walking. The addition will enlarge the structure but it will not be visible to us and how we view the district as a whole. Mrs. Boyer added - or the house as a whole. Mrs. Rives and Mr. Chute agreed. Mr. Smith agreed and added, because of the finish, it is clearly an addition.

MOTION: To approve the application for a Certificate of Appropriateness submitted February 27, 2006, by Mary E. Adams, 174 Calhoun Street, to construct a wood frame studio and connector addition to the southeast end of her existing house according to architectural plans received February 27, 2006. This work is to be completed by March 20, 2007; or else this approval shall be void. By Mrs. Rives, seconded by Mrs. Boyer and passed 5-0.

Connolly /86 Calhoun Street /Install solar panels.

Mr. Arturi said it is still troubling. It is the first house you see going into the district. That said; the application is complete. Our hands are tied by the state and our own regulations. Unless we find that "it substantially impairs the historic character and appearance of the district", then we have to approve it.

Mrs. Boyer said she has no problem on that particular house. It was a wonderful barn, but is no longer.

Mr. Chute said he would vote to approve. It makes an existing building worse than it is and the building is a detriment to the historic district.

Mrs. Rives commented it is too bad they want to do this, but I don't think we can stop it. She said she has looked at lots of solar panels and does not like any of them. The whole concept of a rural farming area is being nibbled away. It will be sad if everyone does this.

Mr. Arturi stated that the approval can be made specific to this property because it has been changed so far from its original use, it won't detract.

Mrs. Rives asked if the Commission wants to keep things frozen in time. It seems like Calhoun-Ives should be. Why have a rural farming area if we're going to let it go.

Mr. Smith noted they were discussing two things, 1) is cheap energy appropriate for a rural district, and 2) he said he is not sure you can freeze something; for example, going back to original colors.

Mrs. Boyer said the whole concept of the district is about view and openness. It is difficult to protect farmlands that don't exist anymore. Some houses are key. This one is different. Mr. Smith added, things are getting bigger.

MOTION: To approve the application for a Certificate of Appropriateness submitted February 28, 2006, by David Connolly, 86 Calhoun Street, to install solar panels on the roof of his house as shown in drawings by Stephen Lasar (rec'd 3/2/06) and also as depicted on photographs submitted with the application; it being the opinion of the Commission that because this property has been altered so dramatically since its original construction, installation of solar panels on the roof of this particular house would not "substantially impair the historic character and appearance of the district". This work is to be completed by March 20, 2007; or else this approval shall be void. By Mrs. Boyer, seconded by Mr. Chute and passed 4-0-1.

Mrs. Rives abstaining.

Mrs. Rives commented that installation of solar panels will alter the whole concept of the district.

The Gunnery /99 Green Hill Road /Demolition and reconstruction of dorm.

Mr. Smith recused himself from this discussion.

Mr. Arturi noted the applicants have done a marvelous job seeing what is in and around the Green. The design blends in well. The design elements of this building are a drastic improvement.

Mrs. Rives said the new dorm will not be seen much because of the stone wall. She has no objection. Mr. Chute agreed. Mrs. Boyer said she does not think the Belgian blocks are appropriate, but the structure and design of the building are fabulous. Mr. Chute said he doesn't like the Belgian blocks either, but they won't be seen.

MOTION: To approve the application for a Certificate of Appropriateness submitted March 2, 2006, by The Gunnery, 99 Green Hill Road, to demolish the existing Bache Dormitory and replace with The Teddy House Dormitory per drawings by Wieber, Powell & Grunigen, (rec'd 3/2/06). This work is to be completed by September 1, 2007; or else this approval shall be void. By Mrs. Boyer, seconded by Mrs. Rives and passed 4-0.

Consideration of the Minutes

Mr. Smith was seated.

MOTION: To accept the 2/13/06 minutes as written. By Mrs. Boyer, seconded by Mrs. Rives and passed 5-0.

MOTION: To adjourn the meeting. By Mrs. Rives.

Mr. Arturi adjourned the meeting at 9:00PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk