

April 16, 2007

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

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Mills, Mrs. Rives

STAFF PRESENT: Mrs. Shade

PUBLIC HEARING

Est. of J. Averill & T. Averill /250 Calhoun Street / install wood fired boiler in insulated shed.

Mr. Arturi opened the Public Hearing at 7:30PM to consider the application for a Certificate of Appropriateness submitted 3/22/07 by the Estate of J. Averill & T. Averill, 250 Calhoun Street, to install a wood fired boiler in an insulated shed. He read the legal notice which appeared in **Voices** on 4/8/07 and seated the members. Samuel and Susan Averill were present to represent the Estate.

Mr. Averill came forward to discuss the application. He began by asking the Commissioners if they had been able to drive by 250 Calhoun Street to see the poles with flags he had installed to designate where the shed would be located. Ms. Gilchrist and Mrs. Rives both said they had driven by but were unable to see the poles. Mr. Averill explained that the poles are to the right of the house, but are 225ft from the road and not very visible.

Mr. Talbot asked if the lines from the shed to the house are to be buried. Yes. Mr. Arturi asked how tall the actual structure would be. Mr. Averill said the poles he erected are 9ft tall and the shed including the smoke stack may be 10ft tall.

The members asked Mr. Averill for various details about the shed. Mr. Averill said he was not sure what color it will be. The shed is steel and is approximately 6'x 7' and will sit on a slab. The shed door is large for easily loading big logs which will probably need to be done twice a day. Mr. Averill said he is hoping this large boiler will take care of their heating as well as hot water needs. They will continue to keep oil as an emergency backup.

Mrs. Picton asked why he chose this particular site for the boiler. Mr. Averill replied he wanted it downwind from the house.

Mr. Arturi asked the members if they had any further questions or comments. No. There was no one else present to speak for or against this application.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted 3/22/07 by the Estate of J. Averill & T. Averill, 250 Calhoun Street, to install a wood fired boiler in an insulated shed. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

Mr. Arturi closed the Public Hearing at 7:45PM.

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

REGULAR MEETING

Mr. Arturi called the meeting to order at 7:46PM and seated the members. He read the following motion.

MOTION: To approve the application for a Certificate of Appropriateness submitted 3/22/07 by the Estate of J. Averill & T. Averill, 250 Calhoun Street, to install a wood fired boiler in an insulated shed as shown in specifications and drawing submitted with the application. This work is to be completed by April 16, 2008; or else this approval shall be void. By Mr. Arturi, seconded by Mr. Talbot and passed 5-0.

Mr. Talbot commented that as a renewable energy source, it makes sense; and the little barn shed is very appropriate.

The members wanted to know how the shed would be located on the site, as the drawing was unclear. Mr. Averill said the gable end would face the road. He also mentioned the fact that in the future he might want to add a shed near the boiler to store wood. He was reminded that he would need to apply to the Commission before building a shed.

Mr. Smith suggested the Commission should ask the Averills to submit a drawing showing the exact orientation of the shed prior to installation, and that the motion should be amended accordingly.

MOTION: To approve the application for a Certificate of Appropriateness submitted 3/22/07 by the Estate of J. Averill & T. Averill, 250 Calhoun Street, to install a wood fired boiler in an insulated shed as shown in specifications and drawing submitted with the application. A more specific drawing showing the exact orientation of the shed is to be submitted prior to installation. This work is to be completed by April 16, 2008; or else this approval shall be void. By Mr. Smith, seconded by Mr. Arturi and passed 5-0.

Consideration of the Minutes

MOTION: To approve the 3/19/07 minutes as written. By Mr. Smith, seconded by Mr. Chute and passed 3-0-2.

Mr. Arturi and Mr. Talbot abstaining because they had not been present at the meeting.

Other Business

Khouri - Bass /75 Green Hill Road /Status of C of A's issued

Mr. Talbot spoke with Ms. Khouri on the phone regarding their expired Certificates of Appropriateness. There have been some unfortunate incidents that have slowed their progress. A car accident which did damage to the northeast corner, Ms. Khouri's mother has been ill, and recently, their priority has been to strengthen the interior supports. Given the circumstances, Mr. Talbot thought they were doing the best they could.

Mr. Talbot noted the main problem has been the windows. Some have been fabricated and are ready to install. He stressed to Ms. Khouri that they should avoid having plywood in the windows for the least possible time. He told her it was important to the Commission that when they start something, they should finish it before going to something else.

The members discussed the fact that they are disappointed in this project, and in addition, there have been several complaints to the Commission from neighbors.

Mr. Chute stated it is appropriate to suggest to them that they keep in touch with the Commission.

Mr. Arturi said they need to come back in. Technically, at this time they are doing unapproved work.

Mr. Talbot said he will get back to Ms. Khouri with a list of C of A's that need extensions.

Ross /10 Sunny Ridge Road /violations

Ms. Gilchrist showed the members several pictures she had taken and listed the violations she observed:

- HDC asked for vertical siding on the addition. Mr. Ross used clapboards.
- HDC said no portico. Mr. Ross put up a portico.
- Mr. Ross installed dormers and a round window that were not approved by HDC.

Mr. Arturi will check to see if these violations can be listed on the land records.

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

Mr. Arturi adjourned the meeting at 8:55PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk