

# April 21, 2003

MEMBERS PRESENT: Mr. Smith, Mr. Treadway, Mrs. Picton, Mrs. Boyer(for Mr. Talbot) and Mrs. Rives(for Mr. Graney)

MEMBERS ABSENT: Mr. Talbot and Mr. Graney

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Rives and Mr. Chute

ALTERNATES ABSENT: None

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Kelly, Mr. Ullram, Mr. Connor, Mr. Sedito, Residents

## PUBLIC HEARING

### **The Gunnery School, Inc. /99 Green Hill Road /Replace tennis deck and pro shack**

Mr. Smith opened the Public Hearing at 7:40PM to consider the application for Certificate of Appropriateness submitted 4/10/03 by The Gunnery School, Inc., 99 Green Hill Road, to replace the tennis deck and pro shack. He read the legal notice which appeared in **Voices** on 4/13/03. Mr. Smith seated the members and seated Alternate Boyer for Mr. Talbot and Alternate Rives for Mr. Graney. Mr. Kelly was there to represent The Washington Club and introduced Mr. Ullram, Business Manager of The Gunnery School, Mr. Condon, President of The Washington Club and Mr. Sedito of Sedito Construction who will oversee the project.

Mr. Kelly began by saying all pertinent information is contained in the plans. The Commission studied the photographs, site plan and drawings (marked rec'd 4/21/03). Mr. Kelly stated the project consisted of two phases; the first was to resurface the tennis court which was done last fall, and the second is to replace the deck and pro shack.

Mr. Kelly went on to explain that these new plans are very similar to the existing footprint. Only modest changes have been made. In addition, the architect has created views of elevations from all public ways surrounding the project. Some trees have been removed. The new deck will be thinner and longer and will be pushed more toward the parking lot and will be handicap accessible. The old backboard wall has been removed and replaced with a new one which is 10ft tall. Mr. Kelly explained that no definite decisions have been made yet regarding landscaping for the wall.

Mrs. Rives asked about the materials to be used. Mr. Kelly replied the materials are all listed on page SK-3 of the drawings. Mr. Sedito said the new pro shop will have cedar shingles on the bottom and horizontal siding on the top half. The stain and the roofing material will be the same as the existing theater building.

Mrs. Boyer asked if the little shack would have to go. Mr. Kelly said the little shack Mr. Wetherill built will have to go. Mr. Treadway said he did not think the deck would be visible from Route 47. Mrs. Rives asked if the deck will have a roof. No, it will have a seasonal awning.

Mrs. Boyer noted that the new backboard wall stands out like a sore thumb. She asked if the wall is going to remain the same shape and color. Mr. Kelly noted that the backboard wall is presently just cement block but it will be covered over with smooth cement. They have not decided on a color for the wall and a small Welcome to The Gunnery' sign may be added. The members did not think a sign on the wall was a really good idea. They briefly discussed the fact that the issue of the wall, even though it is a replacement in kind, should have come before the Commission. Mrs. Picton commented that she does not object so much to how the backboard wall looks, but it is too bad that now there is another structure which disappears only when covered by landscaping that has slipped by the Commission. Mr. Kelly stated the

new wall is smaller and sturdier than the original one - it is more visible now because the line of large trees that blocked the view has been removed. Mrs. Boyer said the driveway of the theater building on Route 47 is where you pick up the view of the wall and that is the view previously hidden by the large trees. Mr. Kelly apologized and said he did not realize they should have come to HDC first, but, he added the wall is very amenable to landscaping.

Next the Commission studied and discussed the plans for the pro shop. Mr. Treadway thought the only structure really visible from a public way will be the new pro shop. Mr. Kelly said it will image the theater building. The new pro shop will still be on the deck; just sliding more toward the parking area.

Mr. Sedito said the deck is on two levels as depicted in drawing SK-3. There will be a fence on both levels and materials are listed in drawing SK-3. Mr. Kelly added all railings will be the same as those that surround the courts. Mr. Smith asked how high - 42inches. The railings, as depicted in drawing SK-4, will be cedar with vinyl coated wire; as in black chain link. Mrs. Boyer asked how wide the top of the railing will be. Mr. Kelly said it will be 5 inches wide and will be sloped so no one can sit on it or place beverages on it.

Mr. Smith asked the members if they have a clear enough sense of what the deck will look like or do they need any additional information on the materials being used. Mrs. Picton said she thinks it will look nice, that the fence will "disappear" as opposed to something like vertical pickets and that it will integrate with fences around the tennis courts. Mr. Treadway asked Mr. Kelly when they expect to be open. July 4th.

Mrs. Boyer said her thoughts keep going back to the wall. Mr. Kelly assured her the wall will be rubbed smooth with cement, then painted, then planted. He thinks the missing large tree is why it is so noticeable. Mr. Ullram stated he agrees with Mrs. Boyer, the wall needs to be masked.

Mr. Smith asked the Commission if they had any additional comments or questions. Mrs. Boyer said she thought the deck and pro shack look great. All agreed. Mr. Smith asked if anyone in the audience had any additional questions or comments. There were none.

MOTION: To close the Public Hearing to consider the application for The Gunnery School, Inc. /99 Green Hill Road, to replace the tennis deck and pro shack. By Mr. Treadway, seconded by Mrs. Boyer and passed 5-0.

Mr. Smith closed the Public Hearing at 8:10PM.

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. Smith called the meeting to order at 8:12PM and seated the members and seated Alternate Boyer for Mr. Talbot and Alternate Rives for Mr. Graney.

Pending Business

### **The Gunnery School, Inc. /99 Green Hill Road /Replace tennis deck and pro shack**

Mr. Smith asked the members for additional comments. Mr. Treadway said he thought the plans look fine. Mrs. Boyer said she sees no reason to postpone voting. Mrs. Picton said she thinks it is very appropriate.

Mr. Smith asked the members if they would like to say something about the backboard wall in the Motion. Mrs. Picton said it is regrettable, - it has happened before and it is irritating. Mr. Smith asked Mr. Kelly if the Commission can have a commitment from him to break up the wall with plantings. Mr. Kelly said it was an error made in good faith and he is totally open to suggestions by the Commission. Mrs. Boyer said she would like to see the wall blend into the environment rather than a sign saying "Welcome to The Gunnery". Mr. Smith asked if, together, a solution could be decided upon that would be satisfactory to all concerned. Mr. Kelly asked if one of the members would be willing to act as a go-between - perhaps Mrs. Picton? Mrs. Picton said she would.

MOTION: To approve the application for a Certificate of Appropriateness submitted April 10, 2003, by The Gunnery School, Inc., 99 Green Hill Road, to replace the tennis deck and pro shack as shown on plans presented April 21, 2003: EX-1, PS-1 and SK-1 thru SK-6. This work is to be completed by April 21, 2004; else this approval shall be void. By Mrs. Rives, seconded by Mr. Treadway and passed 5-0.

#### Consideration of the Minutes

MOTION: To approve the 3/17/03 minutes as written. By Mr. Treadway seconded by Mrs. Boyer and passed 5-0.

#### Other Business

The members briefly discussed using the Inland Wetlands camera. Mr. Talbot is looking into another possibility. Discussion continued to next meeting.

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

Mr. Smith adjourned the meeting at approximately 8:35PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade,  
Secretary