

# May 16, 2005

MEMBERS PRESENT: Mr. Graney, Mrs. Picton, Mr. Smith, Mr. Talbot

MEMBERS ABSENT: Mr. Treadway

ALTERNATES PRESENT: Mr. Chute, Mrs. Rives

ALTERNATES ABSENT: Mrs. Boyer

OTHERS PRESENT: Mr. & Mrs. Klemm

STAFF PRESENT: Mrs. Shade

PUBLIC HEARING

## **Klemm /11 Ives Road /Change driveway location.**

Mr. Graney opened the Public Hearing at 7:40PM to consider the application for Certificate of Appropriateness submitted April 28, 2005, by Christina and Peter Klemm, 11 Ives Road, to change their driveway location. He read the legal notice which appeared in **Voices** on 5/8/05. Mr. Graney seated the members and seated Alternate Chute for Mr. Treadway. Mr. and Mrs. Klemm were present.

Mr. Graney noted that other than Mr. and Mrs. Klemm, there were no other interested persons attending the Public Hearing. He asked the members if any of them had a conflict of interest. They did not. Mr. Graney invited Mr. Klemm to present his application to the Commission.

Mr. Klemm began by saying the existing driveway is in need of repair due to snow plow damage, etc. As long as the driveway has to be repaired anyway, Mr. Klemm would like to change it due to the fact that the driveway has a bad 'flow' and with their four cars there is no turning radius. He said Roger Cannavaro, the Town Highway Supervisor, would approve the new driveway cut.

The members looked at the site plan (rec'd 4/28/05) which showed both the existing and proposed driveways. They had gone individually, to check out the new location. Mr. Talbot asked how the new driveway would help in terms of parking. Mr. Klemm replied coming in at the new angle works nicely and makes it easier to turn around. Mr. Talbot asked how the parking area is changing. Mr. Klemm said there would be no change in the parking area, just the connection between the road and parking area. Mrs. Klemm noted the cars will be parked parallel and they will be able to make a full turn without having to back out of the driveway. Mr. Klemm pointed out on the site plan how the cars could park and leave without backing out. Mr. Talbot asked if the parking area would be enlarged. No, the new driveway entrance will allow for a turning radius.

Mrs. Rives asked if it mattered that the new driveway entrance would be directly opposite the one across the street. Mrs. Klemm replied they have taken time to study lights as they would affect the Greenfields (across the street). She added, they want to be considerate and would not do anything to bother them. Mr. Talbot commented that when they leave their house at night, their headlights would sweep the Greenfields house. He asked if there was an alternate route for the driveway. Mr. Klemm replied there is an old wood road that goes behind the barn, but that would be worse because the lights would shine directly into their house. They briefly discussed the possibility of parking in the barn, but Mr. and Mrs. Klemm stated it would be a massive undertaking.

Mrs. Rives asked about the driveway materials. It will have an asphalt base with gravel on top. Mr. Graney asked if there would be cobblestone on the apron. Mr. Klemm said he had not considered it. It is not necessary. Mr. Graney asked if they were planning any stone walls or lighting. No. Mr. Talbot asked if they planned any screening. Mr. Klemm replied they had no landscape design. They will plant grass where the present driveway is located.

Mr. Graney asked the members if they had any more questions. Mrs. Picton asked if they would be cutting into the slope. Mr. Klemm said yes, they would have to. Mr. Chute asked if there might be a water drainage problem. Mr. Klemm said it's possible, he will ask the excavator. If there is a problem, they will deal with it.

Mr. Talbot said his concerns are: the relationship of the headlights with the neighbors, and the fact that the existing driveway is less suburban than what is being presented. The original driveway was very utilitarian and went straight into the barn; like an old farmhouse. Mr. Klemm remarked that he is concerned with practicality. Presently, he has to back out of his driveway.

Mr. Chute commented that a straight driveway entrance is best for an old farmhouse. He added, it would be better to enlarge the parking area. Mr. Klemm thought it would be ugly to enlarge the parking area. Mr. Talbot said he was having difficulty visualizing how to get four cars parked in the area and still turn around.

Mr. Graney asked the members if they had any additional comments or questions. There were none. He thanked Mr. and Mrs. Klemm for coming to the meeting. He reminded them, that if the Commission approved their application, they would need to get permits from Inland-Wetlands and Zoning before doing any work.

Mr. Graney noted for the record that there were no comments, written or spoken, regarding this application.

**MOTION:** To close the Public Hearing to consider the application for Certificate of Appropriateness submitted April 28, 2005, by Christina and Peter Klemm, 11 Ives Road, to change their driveway location. By Mr. Smith, seconded by Mr. Chute and passed 5-0.

Mr. Graney closed the Public Hearing at 8:12PM.

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. Graney called the meeting to order at 8:14PM and seated the members and seated Alternate Chute for Mr. Treadway.

Pending Business

### **Klemm /11 Ives Road /Change driveway location.**

Mrs. Picton observed that the old farmhouses had a utilitarian aspect - from the road, a wagon could be driven straight into the barn. She would like to see that pattern preserved. It reflects the agricultural history of the district.

Mr. Graney stated, it is the charge of the Commission to protect the overall character of the district.

Things change over time and what the Commission does is important as to what it means for the district.

Mr. Smith asked the other members if they thought the current arrangement was attractive or appropriate. Mrs. Picton said it is not unattractive as it is, but a longer driveway and cutting through the knoll is not attractive.

Mr. Graney read from the Rules and Regulations, (page 12, Standards for Determining Appropriateness regarding parking areas and driveways), where it states the Commission must consider size, material, the visibility of cars, location and relation to buildings. The number of cars won't change, but consideration should be given to what this long driveway represents to the district. He asked the members if there were any objections as to how they were looking at this district.

Mr. Talbot observed that most of the driveways in the district were 'straight-in'. He sees two issues: maintaining the relationship between the road and the house, and the sweep of the headlights. Also, there is the question of paving at the apron; whether this is appropriate for the district.

Mr. Smith said the suburban character of opposite driveways has come up in a number of discussions. Mr. Graney noted this is a significant property in the district. The buildings contribute to the nature of this district. He said he understands why Mr. and Mrs. Klemm want to change the driveway. It has caved in on itself. He suggested they build it up to make it new again - make it work.

Mr. Talbot said he was having a hard time deciding and felt he needed more information. He asked if it would be appropriate to have a site visit. Mr. Smith said he was inclined to agree with Mr. Talbot. The existing driveway is not too appealing either. While it is not the role of the Commission to solve a problem, he would like more time to think it over. He said the Commission has had several similar proposals. Mr. Graney said their jurisdiction is not to design, but to approve or deny. He said he understands Mr. Smith and Mr. Talbot but the Commission needs to move forward and take a vote.

Straw vote:

Mr. Talbot - would abstain for lack of information.

Mr. Smith - would abstain.

Mr. Chute - vote to deny for lack of information.

Mrs. Picton - agree with Mr. Chute

A site visit was set for Sunday, May 22, 2005 at 4:30PM.

**MOTION:** To deny the application for Certificate of Appropriateness submitted 4/28/05, by Christina & Peter Klemm, 11 Ives Road, to change the entrance of their driveway from the existing location to 30ft west of SNET#1764 as shown on site plan submitted 4/28/05.

The overall character of the proposal, an indirect driveway, is very different with respect to its existing relationship to the buildings/barn and road and will adversely affect the historic integrity of the property. It is significantly different than other properties in the vicinity in this respect, and is incongruous with the historic character of the district.

The location of the proposal relative to the main building on the property changes the historic relationship of the driveway and its approach from the road to the buildings and barn. Other driveways in the immediate vicinity and throughout the district are significantly different in some of these respects. For

this reason, the proposal as described in the application is incongruous with the special character of the area. By Mr. Graney, seconded by Mr. Chute and denied 0-3-2.

Mr. Chute, Mr. Graney and Mrs. Picton denied.

Mr. Smith and Mr. Talbot abstained.

The members stated the reasons for their votes in the minutes.

Consideration of the Minutes

MOTION: To approve the 4/18/05 minutes as corrected:

Pg.2, Par.1, Line 5;.....delete **bedroom**.

Pg.4, Par.2, Line 4;.....doors **below**.

By Mr. Smith, seconded by Mrs. Picton and passed 5-0.

Other Business

A. Photographs of Historic Districts are on a computer in the Land Use Office. Sunny Ridge photos were taken by Mrs. Rives, Calhoun-Ives by Mrs. Boyer and the Green by Mr. Graney.

B. A brief discussion of Readings by Robert Stipes. Some of the members have not had an opportunity to see the information. Each member will get a copy.

C. Mr. Graney would like for HDC to present an Annual Preservation Award. There are good things that happen in the historic districts such as the burned out barn on Sunny Ridge Road that was rebuilt. He asked the members to try and think of a name for the award. Will discuss at June meeting.

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

Mr. Graney adjourned the meeting at 9:25PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Clerk