

June 16, 2003

MEMBERS PRESENT: Mr. Smith, Mr. Graney, Mr. Talbot, Mr. Treadway

MEMBERS ABSENT: Mrs. Picton

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

ALTERNATES ABSENT: None

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Brighenti, Ms. Khouri, Mr. Bass

PUBLIC HEARING

Brighenti /17 Kirby Road /Remove fencing and garage overhang, add stone wall, change driveway material.

Mr. Smith opened the Public Hearing at 7:40PM to consider the application for Certificate of Appropriateness submitted 6/4/03 by Mr. and Mrs. Stephen R. Brighenti, 17 Kirby Road, to remove fencing and garage overhang, add a stone wall and change driveway material. He read the legal notice which appeared in **Voices** on 6/8/03. Mr. Smith seated the members and seated Alternate Boyer for Mrs. Picton. Mr. Brighenti was present.

Mr. Brighenti explained to the Commission that he recently purchased the carriage house previously owned by Shirley Miller and wants to restore it - mostly interior work. He presented some photos and a site plan (marked rec'd 6/4/03). He pointed out on the site plan where he would like to build a continuation of the stone wall which is in front of The Rocks and extend it to the end of his property line. It will be 28in high, 24in wide and 133ft long. Mr. Brighenti said he would like to remove some chain link fencing which had been installed by the previous owner for her dogs. In addition, there is a stockade fence which is collapsing into his yard. He is not sure if the fence is on his property or belongs to his neighbor - but will check to be certain before removing it. The stockade and chain link fences are not visible from any public way as the entire yard is screened by large pine trees. He will also be cutting down some dead trees.

The stones in the driveway are presently white marble. Mr. Brighenti would like to remove the white stones and install gray and black peastone with a black metal edging to contain them. He asked the members if they thought that would be acceptable. Yes.

The Commission looked at the photo showing the garage overhang. Mr. Brighenti discussed briefly his intention to remove the overhang and re-side with cedar shingles. He said he would eventually like to get rid of the garage doors, but not until he is sure he can convert the garage area to living space. At present he has one bedroom and one bathroom. He cannot expand his living space without approval to expand his septic system. He is having deep and perc tests done on June 25.

Mr. Smith said he has no problem with the proposed work. Mr. Treadway said it sounds good to him. All agreed. Mr. Talbot asked if there would be any exterior lighting or mechanical equipment installed. No.

Mr. Smith asked the Commission if they had any additional comments or questions. There were none.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness for Mr. and Mrs. Stephen R. Brighenti, 17 Kirby Road, to remove fencing and garage overhang, add stone wall and change driveway material. By Mr. Treadway, seconded by Mrs. Boyer and passed 5-0.

Mr. Smith closed the Public Hearing at 7:55PM.

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 7:57PM and seated the members and seated Alternate Boyer for Mrs. Picton. Mr. Smith advised the members that a discussion with Ms. Ann Khouri, 75 Green Hill Road, would be added to the agenda under Other Business.

Pending Business

Brighenti /17 Kirby Road /Remove fencing and garage overhang, add stone wall, change driveway material.

Mr. Smith asked the Commission if they required any additional information or discussion.

Mr. Talbot said he thought the proposed work was fine - just cleaning up what needs to be done. He said the roof may have been original, but being shingled over is not a problem. Mrs. Boyer agreed. Mr. Treadway said it would be a definite improvement. All the members agreed.

MOTION: To approve the application for a certificate of Appropriateness submitted June 4, 2003, by Mr. and Mrs. Stephen R. Brighenti, 17 Kirby Road, to remove garage overhang and reshingle, remove fencing, add a stone wall and change driveway materials as presented on June 16, 2003 and illustrated by the map received June 4, 2003. This work is to be completed by June 16, 2004; else this approval shall be void. By Mr. Treadway, seconded by Mrs. Boyer and passed 5-0.

Consideration of the Minutes

MOTION: To approve the 5/19/03 minutes as written. By Mrs. Boyer, seconded by Mr. Graney and passed 5-0.

Other Business

The Commission briefly discussed signs. Mrs. Boyer mentioned that the Swiss Hospitality signs and the "no parking" signs are gone from The Green. Newly arrived is a "neighborhood watch" sign on the Demado property.

Khouri /75 Green Hill Road

Fencing. Ms. Khouri said she would like to install a fence between her property and her neighbors, the Fairbairns, for privacy. They have a very large driveway and usually a lot of traffic as two families share the driveway. She showed the members some photos and a drawing of the proposed fence. She is proposing a board fence, 6 1/2 ft high, horizontal boards rather than vertical with a break between the boards. Ms. Khouri said the fence would blend and be natural. Ms. Khouri noted that Mr. Fairbairn has a 5ft right of way along the property line to plant and maintain shrubs. Mr. Talbot asked if a 6ft high fence is necessary. Yes. Mrs. Boyer asked how far the fence would extend toward the road. Ms. Khouri said it would extend as far as the corner of the porch.

Ms. Khouri said her neighbor on the back property line is going to install an 8ft high lattice fence. Ms. Khouri said she would like to plant evergreens to screen the fence, rabbit hutch, etc. Mrs. Boyer asked Ms. Khouri if it would be possible for her to get together with her neighbor and both of them plant trees - that might be better than a fence.

Addition. They are looking to improve the back of the house. Ms. Khouri showed the members a sketch and said they would like to create a gable end with walkout deck on the second floor master bedroom. She noted this addition would not be very visible. Mr. Talbot thought the impact would be minimal from the public way and a great improvement to the house.

Northeast Corner. This corner is structurally failing. Part of the plan is to bring the roof down and wrap it around the east side of the house for about 30ft. It would extend out 18in which requires Ms. Khouri to go to ZBA for a variance as the house already exceeds lot coverage.

Mr. Treadway said what they are proposing will be an enhancement and very appropriate. Mr. Talbot agreed - it works from an historic standpoint. The members agreed the re-design helped preserve and improve the house and discussed writing a letter to ZBA in support of Ms. Khouri in hopes that by doing so the renovations would be more historically appropriate to the Washington Green District.

Mr. Smith asked the members if they had any more questions. Mrs. Boyer said there is something about a 6ft fence that's a problem. Mr. Treadway wondered if Ms. Khouri could talk with the Fairbairns and possibly do something together. Mr. Smith wondered whether a fence in that location and that size is appropriate. He said the Commission needs to think about it. All agreed. He continued by saying they should probably each go individually to see what the fence may look like.

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

Mr. Smith adjourned the meeting at 9:15P.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Secretary