

June 19, 2006

MEMBERS PRESENT: Mr. Arturi, Mr. Chute, Mrs. Picton, Mr. Smith, Mr. Talbot

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

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mrs. Beck, Mr. Carlson, Calhoun-Ives Residents, Mrs. White, Mrs. Moriniere, Mr. Brodie, Ms. Baechle

REGULAR MEETING

Mr. Arturi called the meeting to order at 7:30PM and seated the members.

Consideration of the Minutes

MOTION: To accept the 5/15/06 minutes as written. By Mr. Smith, seconded by Mr. Chute and passed 5-0.

Other Business

A. Beck /132 Calhoun Street /PRELIMINARY DISCUSSION to build new single family dwelling.

Mrs. Beck introduced her builder, Brad Carlson. Mr. Carlson remarked on the large number of people present for a preliminary discussion. Mr. Arturi asked the residents to please save their comments or questions until Mr. Carlson finished his presentation.

Mr. Carlson told the Commission that he does not have a site plan yet because he is waiting for Michael Alex to finish the survey of the property. He explained that the property slopes down in the back so there is relatively limited space for locating the house. Mr. Talbot asked if the house is going to face the road and how far back it will sit from the road. Mr. Carlson said the house is going to face the road and will sit back approximately 75 feet. The house will be about 4500 sqft including a 2-car garage.

Mr. Carlson explained that the drawings he brought with him are going to be changed quite a bit. Instead of a portico over the front door, there will be a porch on the front of the house. Also, there will be more windows than shown in the drawing in order to be more in keeping with other houses in the area and to let in more light. Mr. Talbot noted the front and south elevations are the two that will be seen from the road.

Mr. Talbot asked about the ceiling heights. Mr. Carlson replied 10ft on the first floor and 9ft on the second floor. In addition, the roof will be cedar, gutters - copper, trim - clear cedar, moldings - pine or mahogany, windows - Marvin (wood), doors - custom.

Mr. Talbot said the Commission, in their review, must consider how the house sits on the site, roof pitches, scale and mass. He further commented the house design should be appropriate to the district, yet not be confused with the old houses.

Mr. Carlson said the house design is based on a Williamsburg house. He does not think it is out of scale with houses of that period. He noted that they are in the beginning design stages and he does not want to go much further into details at this point. He wondered if maybe the house is too in-keeping with the area.

Mrs. Beck added, they are just beginning this project and are amenable to suggestions from the Commission.

Mrs. Boyer said a new house should not be confused with old houses. Mr. Carlson replied it is their hope that the house will blend in, yet not look new.

Mrs. Picton: The charge of the Commission is to aspire to construction that harmonizes with what is in the district; a rural agricultural district, once utilitarian. In spirit, you've tried to fit in. My problem is symmetry. It looks suburban.

Mr. Carlson: It is a very eclectic district.

Mr. Smith: The house should be compatible, but not look 300 years old.

Mr. Carlson: This will not look like a subdivision house.

Mr. Chute: The matching wings contribute to making it look suburban.

Mr. Carlson: The porch will break up the length.

Mr. Chute: The windows will distinguish it from a truly old house.

Mr. Talbot: Do the stone chimneys have to be that high?

Mr. Carlson: They could be significantly lowered.

Mr. Talbot commented on the relationship of the proposed new house and the existing house and barn across the street. The new house being closer to the street is positive. It was noted that two houses on the street have changed the appearance of the district. Mr. Carlson emphasized he does not want to change the feel of the district. Mr. Talbot commented that Mrs. Beck was fortunate to have someone with Mr. Carlson's sensibilities working with her on this project.

Mr. Arturi asked the residents if they had any questions that had not been addressed.

Mr. Greenfield: Over the past 4 or 5 years he has noticed that the nature of the street has changed.

Mrs. Greenfield: Fears the dormer windows.

Mrs. Moriniere: Some are concerned with the look of the houses. She thinks it is subjective.

Mrs. Beck: Since I'm going to live there, I'm not going to do anything to spoil the look of the area.

_____ : Does the land slope too much to move the wings back? No.

Mrs. Beck stated she and Mr. Carlson will come to the next regularly scheduled meeting for another discussion. They will bring site plan, new drawings, elevations, maybe slide wings back.

MOTION: To change the order of the agenda to hear next from Mrs. White, 6 Parsonage Lane; a preliminary discussion to construct a garage/studio addition. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

B. White /6 Parsonage Lane /Construct garage-studio addition.

Mrs. White brought some photos and drawings and discussed them with the members. The new garage will be 36'x 27'. It will be board and batten with a metal roof. It will be painted a darker color so it will recede. She said they already have a variance for the garage.

Mr. Arturi said he did not think the new garage would be visible going up Parsonage Lane, but thought part of it could be seen going back toward Route 47 and the Commission needs to know exactly what portion will be visible from the public way. Mrs. Boyer reminded her that trees and shrubs must be disregarded.

Mr. Talbot asked if it was necessary to have three bays. Yes. He asked if there were any plans for outside lighting or air conditioning equipment. Mrs. White was not sure at this time, but will include everything in her application for C of A.

C. Marble Dale - Potential Historic District

Christine Moriniere, Michael Brodie and Danielle Baechle came to discuss the possibility of Marble Dale becoming an historic district. They presented a map showing the proposed district. Ms. Baechle commented that many of the old houses keep changing. She observed, it is a shame what has happened and continues to happen in the area.

Mr. Arturi asked them how the members could help. Ms. Baechle said they were looking for guidance.

Mr. Arturi said they should study the State Statutes and then ask Mr. Sears, the First Selectman, if they could make an appointment to meet with him for at least an hour. Before that meeting, they should send Mr. Sears all the information they have on the subject. Mr. Arturi and Mr. Talbot said they would both be interested in going to the meeting.

It would then be up to Mr. Sears to appoint a committee to study the area and make a report. Once the committee finishes their report on Marble Dale, it would be sent to Hartford to the State Historic Commission. Mr. Arturi stated this commission does not get involved until an area becomes a district.

After a brief discussion, it was decided to send a letter to Mr. Connolly, 86 Calhoun Street, regarding his new driveway which was installed with HDC approval.

In addition, the members agreed it would be a good idea to invite Ms. Khouri and Mr. Bass, 75 Green Hill Road, to come in and brief the Commission on the progress of their project.

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

Mr. Arturi adjourned the meeting at 9:22PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Clerk