

June 20, 2011

MEMBERS PRESENT: Mrs. Boyer, Mr. Chute, Ms. Gilchrist, Mr. Kerr, Mr. Smith.

ALTERNATES PRESENT: Mr. Hollinger, Mr. Krinsky

ALTERNATES ABSENT: Mrs. Mills

STAFF PRESENT: Mrs. Shade

PUBLIC HEARINGS

White /6 Parsonage Lane /Replace front porch roof with metal roofing.

Ms. Gilchrist opened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness submitted by Zemma Mastin White, 6 Parsonage Lane, to replace the front porch roof with standing seam metal roofing. Ms. Gilchrist seated the members. Mrs. White was present.

Mrs. White told the members they had a lot of roof damage this winter which allowed water to come into the house causing even more damage. They were told by their contractor that a metal roof would last longer. The commissioners looked at the sample of standing seam metal roofing and also the photo of the house on which Mrs. White's contractor had "photo-shopped" a metal roof on the porch. Mrs. White explained that they chose the charcoal color because it will match the color of the asphalt shingles on the rest of their house. Mr. Chute asked if there were gutters on the house. Yes. Mr. Smith asked if the gutter on the porch will remain. Yes. Mr. Smith wanted to know when they would be repairing the main roof. Mrs. White replied not right away.

Ms. Gilchrist asked if there were any more questions or comments. There were none. 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 by Zemma Mastin White, 6 Parsonage Lane, to replace the front porch roof with charcoal color metal standing seam roofing.

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

Ms. Gilchrist closed the Public Hearing at 7:45PM. This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Doherty /214 Calhoun Street /Revisions to previously approved Certificate of Appropriateness.

Ms. Gilchrist opened the Public Hearing at 7:47PM to consider the application for a Certificate of Appropriateness submitted by Myanne and Jeffrey Doherty, 214 Calhoun Street, to revise their previously approved Certificate of Appropriateness. Ms. Gilchrist seated the members. Mr. and Mrs. Doherty were represented by their architect, Peter Talbot.

Mr. Talbot read a letter to the Commission (dated 6/20/11) which stated that this letter and drawings requesting revisions are to supersede the letter and drawings submitted on 6/2/11. He also stated that the Zoning Commission did not want the guest house to have its own parking area because it would then appear to be separate from the main dwelling. Mrs. Boyer said she understands why the owners would want the additional parking, but also understands the Zoning point of view. Mr. Talbot said right now the owners have a parking area between the main house and guest house but he will need to come back to the Commission with an informal presentation of what they would like to do regarding parking.

Mr. Talbot went through the new drawings with the Commission. They are very similar to those submitted with the application on 6/2/11; just supplemented with more information. Modifications requested:

- * Eliminate parking to east of guest house, relocate fence between guest house & pool barn to allow for parking (per Zoning).
- * Extend screened porch 4'3½" beyond previously approved footprint to make porch more usable.
- * Relocate pool equipment shed.
- * Modify west wall and roof eave of guest house and east wall and roof eave of pool barn to accommodate sliding doors with insulated walls.
- * Raise ridge height of proposed guest house 12" due to structural and code requirements.
- * Increase length of pool from 42 to 50 feet.

Mr. Kerr asked if this property is two separate lots. Mr. Talbot replied it was never separated, right now it is one big lot but the owners understand the property is sub dividable.

Ms. Gilchrist asked the members if they had any additional questions. There were none. 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 by Myanne and Jeffrey Doherty, 214 Calhoun Street, to revise the previously approved Certificate of Appropriateness.

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

Ms. Gilchrist closed the Public Hearing at 8:15PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

REGULAR MEETING

Ms. Gilchrist called the meeting to order at 8:17PM, and seated the members.

Pending Business

White /6 Parsonage Lane /Replace front porch roof with metal roofing.

Ms. Gilchrist asked the commissioners if they had any discussion regarding the metal roof. Mrs. Boyer thought there was not much to discuss. Mr. Chute said he was fine with the roof. Mr. Kerr thought it was a visual upgrade. Mrs. Boyer said it was a practical upgrade.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Zemma Mastin White, 6 Parsonage Lane, to replace the front porch roof with charcoal color metal standing seam roofing as shown on the sample of metal roofing and in the photo submitted with the application on June 3, 2011. This work is to be completed by June 20, 2012; or else this approval shall be void.

By Mr. Chute, seconded by Ms. Gilchrist and passed 5-0.

Doherty /214 Calhoun Street /Revisions to previously approved Certificate of Appropriateness.

Ms. Gilchrist said she had no issues with the modifications requested. Mr. Smith said he liked the new fence. Mrs. Boyer agreed. Mr. Chute noted there is still the issue of future parking at the main house. Mrs. Boyer asked if the slider covers the windows or is all the glass visible in the winter. Mr. Talbot

replied the glass is visible in the winter.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Myanne and Jeffrey Doherty, 214 Calhoun Street, to revise the previously approved Certificate of Appropriateness for Phase I as described in the letter dated 6/20/11 to the Historic District Commission, prepared by Peter Talbot, Architect, including attached architectural drawings with supporting documentation and adding an increase in the pool from 42ft to 50ft. This work is to be completed by June 20, 2012; or else this approval shall be void.

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

Consideration of the Minutes

The 5/16/11 minutes were accepted as corrected:

Pg.3, Par.3, Line 1:.....Mr. Hollinger was told that repairs being.....

MOTION:

To accept the 5/16/11 minutes as corrected.

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

Correspondence

Ms. Gilchrist read a letter from Mr. Ullram of The Gunnery stating they were doing some in-kind renovations to the "Cottage" on the Green. The letter also mentioned that the roofing materials would be different. The members agreed that a change in materials would require approval. Ms. Gilchrist said she would write a letter to Mr. Ullram.

MOTION:

To include for discussion item not posted on Agenda: Walkway from Congregational Church to museum.

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

Ms. Gilchrist said she would like to discuss the type of material to be used on the walkway from the Church to the Museum. She said the treatment of the walks was not on Reese Owens drawing. The Town wants the old walkway removed and a concrete walk installed. Ms. Gilchrist asked the members if the Town needed to apply to the Commission. The Commission briefly discussed the situation. Mr. Kerr stated if the sidewalk is in the Town right of way, they don't need to apply even though HDC has a right to advise. If the sidewalk is a Church project, they do need to apply. Ms. Gilchrist said she would write a letter to the Town asking them to come present their plans.

MOTION: To adjourn. By Mrs. Boyer.

Ms. Gilchrist adjourned the meeting at 8:55PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade, Clerk