

# July 20, 2009

7:30PM, Land Use Meeting Room

**MEMBERS PRESENT:** Ms. Gilchrist, Mr. Kerr, Mr. Smith, Mr. Talbot

**MEMBERS ABSENT:** Mr. Chute

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

**ALTERNATES ABSENT:** Mr. Tilden

**STAFF PRESENT:** Mrs. Shade

**OTHERS PRESENT:** Ms. Flor, Mr. Birkett, Mr. Pleasants

## **PUBLIC HEARINGS**

Ms. Gilchrist noticed that the first applicant on the agenda was not present. It was decided to change the order of the Public Hearings.

**MOTION:** To change the order of the Public Hearings Agenda to first hear the application for St. John's Church; then continue in the order listed. By Mrs. Boyer, seconded by Mr. Kerr and passed 5-0.

### St. John's Episcopal Church /78 Green Hill Road /Lighting on church sign, floodlights on church

Ms. Gilchrist opened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness submitted by St. John's Episcopal Church, 78 Green Hill Road, for approval of a lighted sign and floodlights on the church. She read the legal notice which appeared in Voices on 7/12/09. Ms. Gilchrist seated the members and Alternate Boyer for Mr. Chute. Ms. Holly Flor, Warden of St. John's and Mr. Phil Birkett, Facilities Manager, represented the Church.

Ms. Flor said they were there first to apologize to the Commission. The previous Rector installed lighting on the sign and the church building. She stated they did not know he had done it without approvals or permits. Ms. Flor went on to say that they would like to keep the lights. She said they placed a timer on the floods. They are set to go on at 8PM and off at 10PM (times will vary with the changes in daylight). In addition, the lights on the sign have been reduced to 15watts and the conduit has been bent to focus lights on either side of the sign and away from eyes of drivers passing by. Mr. Birkett said they had contacted the state and were told to meet with HDC to discuss the lighting issue. The state told him they would be happy with whatever agreement was reached. Mrs. Boyer said the commissioners are aware that church signs are allowed on state property, but did not think electricity was allowed. Mr. Birkett replied he had a conversation with the supervisor in charge who told him since the electricity is underground, he did not think it would be a serious problem.

Ms. Gilchrist asked what the reasoning was for lighting on the sign since there had been none before. Ms. Flor replied the lights draw attention to the sign. Also, she noted, other churches have lighted signs. Mrs. Boyer commented that the Congregational Church sign is not lighted. Mr. Talbot said he hoped that whatever lighting is decided upon, that the bulbs will be set in a way so that they do not shine into those windows of the house across the street. Ms. Flor stated they would make sure that does not happen.

Ms. Gilchrist confirmed that the lights that are presently installed were not approved by HDC. Ms. Flor agreed – that is right. Mrs. Mills stated this lighting would have never been approved by the commission. Ms. Flor asked again, if they could keep the lights since they are already in place. She said having the church lit is an enhancement and the Zoning Commission said they are allowed to light for special occasions. Mr. Talbot said he has no real problem with a glow on the façade of the building, but these

particular lights just don't seem to be right. They are blinding coming out of the church. He also said they would be a problem in the winter due to reflection off of the snow. Ms. Flor said if they planted boxwoods around the floodlights it would eliminate that reflection and also protect them from being run over by mowers. Mrs. Boyer stated the Commission is not supposed to consider hedges, shrubs, etc. Mr. Talbot suggested there are lights which can be installed flush with the ground and there is no worry about them being run over. Mr. Birkett said he is aware of those lights and they are very expensive. Following some additional discussion about lighting and design, it was determined that the Commission would require a kind of "as-built"; some photos of exactly what lighting is presently in place. In addition, the Church needs to come up with a lighting plan that they are happy with and that HDC considers appropriate. The commission does not like the existing fixture, or the shine on the sign which increases glare and they are also concerned with "spillage" of light from the floods. Also, since the Zoning Commission Regulations regarding lighting have recently changed, the Zoning Enforcement Officer will be consulted about his interpretation of "up-lighting".

The commission thought that this application should be denied without prejudice and then, after consultation with a lighting designer, the church could either come back with a few different ideas and have an informal discussion or, submit a new application. Ms. Flor said she preferred to withdraw this application and submit a new application in a month or two.

The application was withdrawn. The Public Hearing ended at 8:30PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

#### Fineman(cont'd) /32 Sunny Ridge Road /Alter existing sun porch

Ms. Gilchrist reconvened the Public Hearing at 8:35PM to consider the application for a Certificate of Appropriateness for Lori and Steven Fineman, 32 Sunny Ridge Road, to alter their existing sun porch. She seated the members and Alternate Boyer for Mr. Chute. Mr. Rod Pleasants of McIver-Morgan Architects represented the applicants.

Ms. Gilchrist read a letter from Mr. Richard G. Dutton, 28 Sunny Ridge Road, in support of the application. A copy of this letter is filed with these minutes and the original is in the applicant file.

Mr. Pleasants said the applicants have approved two solutions. The commissioners looked at drawings by McIver-Morgan/Alterations to Fineman Residence/ revised 7/1/09, and photos showing existing sun porch, option A and option B. Option A shows two double windows with clapboards in between. Option B, shows four windows together with no spaces in between. Mr. Talbot asked Mr. Pleasants if he could do a hip roof with either of these window configurations. Yes. Mr. Pleasants said he could also design a hip roof with just two longer windows. Mr. Smith commented that would make the addition look too much like the original house.

The members discussed different configurations. Mr. Talbot said he liked the window separation rather than all together. Mr. Kerr said he would like to see 3 equally spaced windows. Mrs. Boyer said the addition looks bigger with the four windows together. Ms. Gilchrist asked if it would help if the siding were different on the addition.

After some discussion the commissioners agreed upon two double windows with clapboards in between and a hip roof. Mr. Talbot commented that he was not comfortable approving this application without an actual drawing showing this configuration. All agreed. Mr. Pleasants said he would be away in August, but would get the new drawings in early. Mr. Talbot asked if he would also include a drawing on the eave

detail and information on lights for the doors. It was decided to continue this application until the next meeting.

MOTION: To continue until the next regularly scheduled meeting on August 17, 2009, the Public Hearing to consider the application for a Certificate of Appropriateness by Lori and Steven Fineman, 32 Sunny Ridge Road, to alter their existing sun porch. By Mrs. Boyer, seconded by Mr. Kerr and passed 5-0.

Ms. Gilchrist continued the Public Hearing at 9:10PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Klemm /11 Ives Road /Extend Certificate of Appropriateness to construct addition and mud room

Ms. Gilchrist opened the Public Hearing at 9:12PM to consider the application for a Certificate of Appropriateness by Christina and Peter Klemm, 11 Ives Road, to extend an existing Certificate of Appropriateness to construct an addition and mudroom. She read the legal notice which appeared in Voices on 7/12/09. Ms. Gilchrist seated the members and Alternate Boyer for Mr. Chute. There was no one present to represent Mr. and Mrs. Klemm.

After a brief discussion the members agreed to extend this existing C of A for another year.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness by Christina and Peter Klemm, 11 Ives Road, to extend an existing Certificate of Appropriateness to construct addition and mudroom. By Mrs. Boyer, seconded by Mr. Smith and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 9:18PM.

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**

Ms. Gilchrist opened the regular meeting at 9:20PM, seated the members and Alternate Boyer for Mr. Chute.

### **Pending Business**

Fineman(cont'd) /32 Sunny Ridge Road /Alter existing sun porch

MOTION: To continue until the next regularly scheduled meeting on August 17, 2009, the Public Hearing to consider the application for a Certificate of Appropriateness by Lori and Steven Fineman, 32 Sunny Ridge Road, to alter their existing sun porch. By Mrs. Boyer, seconded by Mr. Kerr and passed 5-0.

Klemm /11 Ives Road /Extend Certificate of Appropriateness to construct addition and mudroom

MOTION: To approve the application for a Certificate of Appropriateness submitted by Christina and Peter Klemm, 11 Ives Road, to extend an existing Certificate of Appropriateness previously approved on 9/15/08; to construct an addition to the east side of their existing house and a mudroom off the kitchen as

shown in revised plans #A-00 thru A-06 by Tittmann Design & Consulting received 9/15/08 with the added condition that there be no shutters on the addition. This work is to be completed by September 15, 2010; or else this approval shall be void. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

### **Consideration of the Minutes**

The 6/15/09 minutes were accepted as corrected:

Pg.1, Par.2, Line 10:.....and dies into.....

Pg.3, Par.3, Line 3:.....whereas the existing big.....

Pg.3, Par.3, Line 4:.....and allow it to.....

Pg.3, Par.3, Line 8:.....makes it look squat.

Pg.6, Par.2, Line 2:.....to see from.....

Pg.8, Last Par. Line 1:.....lower than the west, and the.....

Pg.12, Par.6, Line 2: remove , at end of line.

Pg.12, Par.6, Line 3: matter as much.....

Pg.14, Par.5, Line 3: .....has been approved by the State Review Board.

MOTION: To accept the 6/20/09 minutes as corrected. By Mr. Talbot, seconded by Mrs. Boyer and passed 5-0.

### **Other Business**

Mr. Talbot informed the members that Elliott Farm LLC has been sold. The new owner wants to do as much stabilizing to the buildings as possible. Mr. Talbot plans to meet with the new owner.

MOTION: To adjourn the meeting. By Mrs. Boyer.

Ms. Gilchrist adjourned the meeting at 9:55PM.

FILED SUBJECT TO APPROVAL