

July 21, 2003

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

MEMBERS ABSENT: Mrs. Picton

ALTERNATES PRESENT: None

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

PUBLIC HEARING

Kyte - Surnow /97 Calhoun Street /Renovations & addition to existing house, pool w/fence, pool house, terracing and stone walls.

Mr. Smith opened the Public Hearing at 7:45PM to consider the application for Certificate of Appropriateness submitted 7/8/03 by Mr. Dennis Kyte and Mr. Seymour Surnow, 97 Calhoun Street, to make renovations and build an addition to the existing house, add a pool with fence, a pool house, terracing and stone walls. He read the legal notice which appeared in **Voices** 7/13/03. Mr. Smith seated the members. Mr. Kyte and Mr. Seymour were not present. They were represented by their contractor, Mr. Stephen Yellen.

Mr. Talbot informed the other commissioners that Mr. Yellen has worked as a general contractor on some of his projects in the past, so Mr. Talbot said he was willing to recuse himself from the Public Hearing if anyone had any objections. Mr. Treadway said he did not have a problem and thought Mr. Talbot's expertise was needed. The other members agreed.

Mr. Yellen began by introducing himself. He said he has worked in town for 15yrs. He presented a new set of drawings, also photos showing views from the public way (marked rec'd 7/21/03). He said he would try to answer questions and discuss anything regarding the project. Mr. Yellen said he could build from these drawings - this is pretty much the plan. He added he wants to work with the Commission regarding outside lighting, etc.

Mr. Smith commented there is a lot being done. Mr. Yellen said they are only adding 717sqft; dormers on second floor, master bedroom, master bath and trellises with screened porch.

Mr. Talbot asked Mr. Yellen to discuss the overall site plan. Mr. Yellen referred to Page 5 of the drawings which shows the porch, patio, retaining walls and the slope down to the pool. Mr. Smith noted that coming up Calhoun Street one would be able to see the retaining wall for the pool as well as the small shed at either end of the pool. Mr. Graney asked the purpose for the sheds. One is for changing, the other for storing furniture.

Next the members discussed the fence. Mr. Smith asked the height. Mr. Talbot asked if the fence is for privacy and how the fence will relate to the stone wall. Mr. Yellen said no one has addressed the exact height or where the fence will end, etc. - Mr. Kyte just drew it in. Mr. Treadway asked if they are trying to hide the garage. Yes.

Mr. Treadway asked about the rest of the plan. The Commission looked over the drawings. Mr. Yellen said the first floor of the existing house will remain as is. The second floor of the existing house will also stay as it is except for three dormers being added across the back. The new addition consists of the master bedroom, master bath and screened porch. All mechanicals will be in the basement and condensers at the back of the house. There will be all new wood shingles on the roof - all new wood shingle siding with a bleaching stain on the siding to make it a light gray.

The members looked at Page 5 of the drawings. Mr. Talbot asked if all the french doors shown in the drawing were operable. He also questioned whether the height of the wall is tall enough to handle the 7ft french doors with the 1ft transom above. Mr. Yellen said that may have to be adjusted. Mr. Talbot suggested that Mr. Kyte rework that section in order to help the Commission understand exactly what it will look like. Mr. Smith said Mr. Talbot may be raising the possibility that these drawings are not final. Mr. Yellen stated he could build from these drawings. Mr. Treadway stated what the Commission approves is what they expect to be built. Mr. Yellen said all plans are "tweaked" a little. Mr. Smith asked Mr. Talbot if he is concerned the plans might be changed. Mr. Talbot replied that conceptually the drawings are fine, but he is not certain whether what the members are looking at represents what they are being asked to approve. Mr. Yellen stated that, six months from now, if these plans are put up against what was built - the structure won't look exactly like the plans. Mr. Yellen agreed that the plans need to be redrawn.

For comparison, the members looked at plans submitted by Mr. Thorne who owned the property previously. He came before the Commission in 2002 for approval of an addition and renovations, but never made any changes before he sold the property to Mr. Kyte and Mr. Surnow. The members agreed that the Kyte - Surnow changes are an improvement. Mr. Graney observed it is great they are trying to make the house look better.

The members discussed again the swimming pool and terracing as it slopes away from the house. Mr. Talbot said he thought they should have a site visit. Mr. Treadway agreed. Mr. Yellen said he hoped they would want to visit the site. He said he would have stakes set up so the members will have an idea of how the pool and terracing will all look from the public way.

The members decided on the morning of August 18th for the site visit. In addition, the members decided this Public Hearing should be continued until the next regularly scheduled meeting on August 18, 2003.

Mr. Smith asked if there were any additional questions or comments. There were none.

MOTION: To conduct a site visit on August 18, 2003 at 8:30AM for Mr. Kyte and Mr. Surnow at 97 Calhoun Street. By Mr. Graney, seconded by Mr. Treadway and passed 4-0.

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness for Mr. Kyte and Mr. Surnow until August 18, 2003, for renovations and addition to existing house, pool w/fence, pool house, terracing and stone walls. By Mr. Treadway, seconded by Mr. Graney and passed 4-0.

Mr. Smith continued the Public Hearing at 9:03PM.

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 9:07PM and seated the members. Mr. Talbot had to leave.

Pending Business

Kyte - Surnow /97 Calhoun Street /Renovations and addition to existing house, pool w/fence, pool house, terracing and stone walls.

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness

for Mr. Kyte and Mr. Surnow until August 18, 2003, for renovations and addition to existing house, pool w/fence, pool house, terracing and stone walls. By Mr. Treadway, seconded by Mr. Graney and passed 4-0.

Consideration of the Minutes

MOTION: To approve the 6/16/03 minutes as written. By Mr. Treadway, seconded by Mr. Graney and passed 3-0.

Other Business

The Commission discussed the necessity of making sure that the Building Official and Zoning Officer get the same plans that have been approved by HDC. From now on HDC will request two sets of construction plans. Upon approval, one set will be signed by HDC and given back to the applicant to show the Building Official what was approved. All agreed that made sense.

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

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

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Secretary