

August 15, 2005

MEMBERS PRESENT: Mr. Smith, Mr. Talbot

MEMBERS ABSENT: Mr. Arturi, Mrs. Picton, Mr. Treadway

ALTERNATES PRESENT: Mrs. Boyer, Mr. Chute

ALTERNATES ABSENT: Mrs. Rives

STAFF PRESENT: Mrs. Shade

ALSO PRESENT: Mr. Diller, Mr. & Mrs. Greenfield, Mr. DiBenedetto, Ms. Dedell, Mr. Shapiro, Mr. Hinkel

PUBLIC HEARINGS

Chute /8 Kirby Road /Modification of plans approved 6/29/05 re: ext. lights, east window and reduction of shed coverage

In the absence of Mr. Treadway, the Vice Chairman, Mr. Smith agreed to chair the meeting. He opened the Public Hearing at 7:37PM to consider the application for Certificate of Appropriateness submitted August 3, 2005, by Ronald and Nancy Chute, 8 Kirby Road, to modify plans approved 6/29/05 regarding exterior lights, east window and reduction of shed coverage. Mr. Smith read the legal notice which appeared in **Voices** on 8/7/05. He seated the members and seated Alternate Boyer for Mr. Treadway. Mr. Chute recused himself in order to present his application.

The members looked at a new set of plans(rec'd 8/3/05) drawn by Halper Owens Architects. Mr. Chute explained he is reducing coverage back to the existing. He withdrew his application with ZBA to expand the footprint. Mr. Chute said the shed roof (dwg.#201) is being reduced as shown on the drawing. As a result, he said, the east window can be accommodated in the proper place and will match the other windows.

Mr. Chute said he would be installing an 18th century reproduction lantern (14" weathered brass) by the back door. Mrs. Boyer asked about spotlights. There will be none. Mr. Chute said he would like to have a motion sensor light by the garage doors. He asked the members for suggestions. Mr. Talbot said he would like to see a small hooded sensor light that would shine down. Mr. Chute said he would bring in a picture for Mr. Talbot and Mrs. Boyer to check out.

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

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted August 3, 2005, by Ronald and Nancy Chute, 8 Kirby Road, for modification of plans approved 6/29/05 re: exterior lights, east window and reduction of shed coverage. By Mr. Talbot, seconded by Mrs. Boyer and passed 3-0.

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.

Greenfield /12 Ives Road /Dismantle existing barn and rebuild on same footprint.

Mr. Smith opened the Public Hearing at 7:57PM to consider the application for Certificate of Appropriateness submitted August 3, 2005, by James Greenfield, 12 Ives Road, to dismantle the existing barn and rebuild on same footprint. He read the legal notice which appeared in **Voices** on 8/7/05. Mr. Smith seated the members and seated Alternate Boyer for Mr. Treadway and Alternate Chute for Mr. Arturi. Mr. and Mrs. Greenfield were present along with their architect, Mr. Diller.

Mr. Diller noted the existing barn is across the driveway from the main house. The members looked at photos of the barn taken from several different views.

Mr. Smith asked if the barn is currently used as a garage and for storage. Mr. Greenfield said an engineer advised them a year ago not to use the barn as a garage because the floor was in danger of collapsing. He said they would like to save the existing barn but everyone they have consulted with has advised against it due to damage from insects and dry rot.

Mr. Diller said the present barn is one and one-half stories. The new one will be a full two stories. He added, their intention is to create a new building with similar size and street presence. Mr. Chute asked if the new structure would be used as a garage. Mr. Diller replied there would be a one bay garage and small living space on the bottom floor, living space on the second floor and an unfinished basement for mechanicals. Mr. Diller said they intend to use as many of the original materials as possible.

The Commissioners continued to discuss the plans and photos. Mr. Diller said they want to keep the barn more simple than the house. They discussed the heating and air conditioning. Mr. Talbot suggested they come back to the Commission when they decide on the location for the condensers. Mr. Talbot asked about any new outside lighting. Mr. Greenfield said they would probably use a lantern similar to one on the main house. He said he would bring in a picture. Mr. Smith said there is no need for an antique lantern.

Mr. Greenfield said his request to Mr. Diller was to make the barn as simple and authentic looking as possible. Mr. Smith noted that one of the Commission's basic principles is that a new building needs to be distinguished from the main building; keep it functional, plain and simple, but don't make it look antique. All agreed.

Mr. Talbot asked Mr. Diller if he could show the lines of the existing barn on the drawing so the members could see the increase in mass. The members discussed briefly the Zoning regulation regarding the height of an accessory structure. Mr. Talbot suggested Mr. Diller speak with the Zoning Officer, Mr. Ajello.

Mr. Smith asked if there was anyone in the audience who would like to speak for or against this project. Mr. DiBenedetto, 214 Calhoun Street, said he would like to speak in favor. He said the rest of the property has never looked better. Mr. Smith read a letter from Ms. Canning, 119 Calhoun Street, who had seen the plans and also spoke in favor of rebuilding the barn.

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

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted August 3, 2005, by James Greenfield, 12 Ives Road, to dismantle existing barn and rebuild on same footprint. By Mr. Talbot, seconded by Mrs. Boyer and passed 4-0.

Mr. Smith closed the Public Hearing at 8:35PM.

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 8:38PM. He seated the members and seated Alternate Boyer for Mr. Treadway.

Pending Business

Chute /8 Kirby Road /Modification of plans approved 6/29/05 re: ext. lights, east window and reduction of shed coverage

Mr. Chute recused himself from this discussion.

Mr. Smith asked the members if they had any concerns or questions about this application. Mr. Talbot said he thought it was a very successful revision. All agreed.

MOTION: To approve the application for Certificate of Appropriateness submitted August 3, 2005, by Ronald and Nancy Chute, 8 Kirby Road, to modify plans approved on June 29, 2005, regarding exterior lighting, including the fixture by the south door in the garage and a hooded motion sensitive light above the garage doors (to be shown to two commissioners for final approval) and the east window as shown on the plans (A100, A101, A102, A201, A202, and A301 all dated 7/19/05 as prepared by Halper Owens Architects) presented 8/15/05 and also the reduction of the shed coverage as shown on the same plans. This work is to be completed by December 30, 2006; or else this approval shall be void. By Mr. Talbot, seconded by Mrs. Boyer and passed 3-0.

Greenfield /12 Ives Road /Dismantle existing barn and rebuild on same footprint.

Mr. Smith seated Mr. Chute for Mr. Arturi. He asked the members if they needed any further discussion on this application. No.

MOTION: To approve the application for Certificate of Appropriateness submitted August 3, 2005, by James Greenfield, 12 Ives Road to dismantle the existing barn and build a structure according to the plans submitted 8/3/05 and presented 8/15/05 with two stipulations: any changes required by regulations concerning height or other features will require a revised application, and that details concerning air conditioning and mechanicals will require separate approval. This work is to be completed by August 15, 2006; or else this approval shall be void. By Mrs. Boyer, seconded by Mr. Chute and passed 4-0.

Consideration of the Minutes

MOTION: To accept the 7/18/05 minutes as written. By Mrs. Boyer, seconded by Mr. Chute and passed 4-0.

Other Business

Mr. Smith said that Mr. Treadway, Vice Chairman, would chair the Commission meetings for the rest of this year. A new chairman will be elected after the first of the year.

Mr. & Mrs. Francis Aeschliman (Norwood Limited), 18 Sunny Ridge Road, received a Certificate of Appropriateness on 7/19/04 to screen an existing front porch. The work was never done. As per HDC regs, they will come to the next scheduled meeting, 9/19/05, to request an extension of this approval for another year.

James Calhoun House, LLC /156 Calhoun Street /PRELIMINARY DISCUSSION - addition to existing house.

Ms. Dedell and Mr. Shapiro were present with their architect, Mr. Hinkel. They brought plans and photos along with a site plan (which they did not leave). Ms. Dedell said that she and Mr. Hinkel met Mrs. Picton and Mr. Graney and went through the house.

Mr. Talbot asked what exactly they are proposing. Mr. Hinkel replied repair to the siding, trim and wood roof. He added the upstairs windows must be replaced, they will match existing. Mr. Talbot said the Commission would need a spec sheet describing the windows and doors.

Mr. Hinkel said the stairs are very steep. They will save the original stairs and put new stairs in the addition which will conform to the building code. He said they lowered the ridge on the addition roof after meeting with Mrs. Picton.

Mr. Smith remarked on the mass of the addition. He said the Commission wants to make sure that any additions, particularly from the front, don't overwhelm the original part of the house.

Mr. Chute left the meeting at 9:30PM as he was not feeling well. Before leaving, he commented the drawing looks Georgian, like another era. He thought they may have gone a bit too far.

Mr. Smith asked about the increase in square feet. The existing house is 2,397sqft and the proposed increase is 2,289sqft. Mr. Smith added, the addition should be simple - not fancier than the original house. Mr. Hinkel said dormers are found on primitive houses. Mrs. Boyer said she is overwhelmed by the windows which make the addition seem even larger. The addition seems so massive compared to the original house which is a special house in town. Ms. Dedell commented that they have been told not to try to make something look old. Mr. Hinkel said they have tried to take the best of the old and make something new.

Mr. Talbot said it is a tough job to take a simple farm house and add to it in an appropriate way. He said the addition is not that big, but it reads massively. He asked if the roof could be adjusted and still keep the bedrooms. Mr. Hinkel replied bringing it down any more is not practical. Ms. Dedell said this drawing is the sixth revision - it was much bigger.

Mr. Talbot asked Ms. Dedell if this is for her use or speculative. She replied we may live here. Mr. Talbot asked if there might be other possible development of the property. Ms. Dedell replied there were no other plans.

Mr. Smith stated this is a preliminary discussion and he feels the discussion tonight has identified some of the issues they will face with the Commission at a Public Hearing. Ms. Dedell said no one would live in that tiny house and other houses in the district are being added onto. Mr. Smith replied they might get approved and they might not.

Mr. Talbot noted this is one of the most critical houses in the district - change happens - our charge is to approve an addition that is appropriate. Someone driving by will perceive mass. If you come back with this - it's too busy with all the windows. Mr. Shapiro said this view is never seen from the street. Mr. Smith and Mr. Talbot asked for a 3D view to make it easier for the Commission to visualize the setback. Mr. Smith said the issue the members are confronted with is the sense of size and the massiveness in relation to the existing house.

Correspondence

The Commission received an e-mail inquiring about the use of vinyl siding at 22 Sunny Ridge Road. Mr. Talbot will look up some information regarding vinyl siding. He said he does not think it is the greatest and there may be some disadvantages over the long run using vinyl siding. When vinyl siding is applied, care must be used to make it appear as unobtrusive as possible around windows and corner boards. A resident may apply, but there is no guarantee of approval.

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

Mr. Smith adjourned the meeting at 10:35PM.

Dated August 26, 2005,

By Martha T. Shade, Clerk