

August 17, 2009

7:30PM, Land Use Meeting Room

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

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Mills

ALTERNATES ABSENT: Mr. Tilden

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Woodward

PUBLIC HEARING

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

Ms. Gilchrist reconvened the Public Hearing at 7:35PM 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. Mr. Sean Woodward represented the applicants.

The members looked over the new drawings with Mr. Woodward. He reminded them there would be no change in the sun porch footprint; only in the style of windows and the change to a hip roof. He also noted the gutters would be white aluminum like those on the main house. Mr. Talbot asked if the hip roof could be steeper. Mr. Woodward replied he thought it could be brought up a little bit.

Mr. Talbot asked Ms. Gilchrist if she had any additional thoughts, since the last meeting, regarding a different siding on the sun porch. She thought something like a flat horizontal siding would distinguish the porch from the main house and make it recede. The members discussed this possibility but concluded that the clapboard siding on the sun porch could remain.

Mr. Talbot suggested a frosted chimney in the lantern as a way to reduce glare. Mr. Woodward asked if the Zoning Commission is trying to promote "down lighting". Yes. Mr. Smith stated what is wanted is the minimum amount of light and still function as it's supposed to. On this lantern, the sides are open and very little light is going down onto the steps. Mr. Talbot added, Zoning would approve a light for safety, but it should not light the whole outdoors. In addition, he noted there would be a lot of light coming out of the porch windows at night.

The commissioners discussed different types of lighting for doors and steps. Mr. Woodward was given the three pages from the Zoning Regulations on outdoor lighting which includes drawings of fixtures that meet the requirements to be "Dark-Sky Friendly". The members agreed to approve this application with the condition that they come back to the commission for approval on an exterior light beside the door.

Ms. Gilchrist read a letter dated 8/17/09 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. 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 the application.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Lori and Steven Fineman, 32 Sunny Ridge Road, to alter their existing sun porch.

By Mr. Talbot and passed 5-0.

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

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 8:17PM and seated the members.

Pending Business

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

MOTION:

To approve the application for a Certificate of Appropriateness submitted 6/15/09 by Lori and Steven Fineman, 32 Sunny Ridge Road, to alter their existing sun porch according to revised drawings by McIver-Morgan Architects dated 7/22/09(#A1.01R, A2.00R, A2.02R, A2.03R, A5.01R, A5.02R); with the condition that the applicants come back to the Commission for final approval on the revised exterior light at the north elevation(A2.02R), with an alternate fixture that reduces the amount of lighting and shields the bulb, as discussed in the Public Hearing. This work is to be completed by August 17, 2010; or else this approval shall be void.

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

MOTION:

To include subsequent business not already posted on the agenda:

- a. 87 Calhoun Street
- b. 110 Calhoun Street
- c. Exterior lighting, incl. St. John's
- d. 2 Wykeham Road
- e. Website.

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

Consideration of the Minutes

MOTION:

To accept the 7/20/09 minutes as written.

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

Other Business

Khouri Bass /75 Green Hill Road /updated schedule of work and completion dates

Mr. and Mrs. Bass were not present. The members agreed on the following comments:

- * The property is looking hugely better – a general improvement
- * What's been done looks good
- * They've made a good-faith effort, it looks better

Mr. Talbot said he would contact Mr. and Mrs. Bass and report back in September.

87 Calhoun Street.

The commissioners discussed the stockade fence along Baldwin Hill Road which had been approved by HDC in 1991. They expressed concern about the condition of the fence. Mrs. Boyer said at this point it needs to be replaced in-kind or taken down. Ms. Gilchrist said she would write a letter.

110 Calhoun Street.

Mr. Talbot spoke with the new owners. He said they understand the significance of the property and buildings. He thinks they will be good stewards.

No major renovations will take place until next summer. At some point in the future they would like to add onto the house. They are talking with a builder about the barn. There is a temporary power pole in place – all agreed that was ok.

Mr. Talbot stressed the importance of documenting all barns and buildings on this property and sharing it with the new owners.

Exterior lighting/Calhoun Street & St. John's Church.

Mr. Talbot will speak to the Zoning Enforcement Officer about outside lights on Calhoun Street as well as the lights on the sign at St. John's Church. They still shine in your eyes as you drive past. The outside lights should be turned off until there is an approval from HDC.

2 Wykeham Road.

Complaints have been made about glass falling out of a garage window. Ms. Gilchrist said she would contact the owners.

Website.

Mr. Talbot told the commissioners that Mrs. Boyer had done a lot of good work on the HDC website and asked if anyone else would like to help out. It was suggested that perhaps one or two Shepaug students would like to take on that project – also to help with archival work.

The members agreed that it was time to take another set of digital photos of houses and buildings in the three districts. Mr. Smith commented it is equally important to take photos of open spaces and stone walls.

MOTION:

To adjourn the meeting. By Mr. Talbot.

Ms. Gilchrist adjourned the meeting at 9:30PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade