

August 18, 2003

MEMBERS PRESENT: Mr. Smith, Mrs. Picton, Mr. Treadway and Mr. Talbot

MEMBERS ABSENT: Mr. Graney

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

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Yellen

PUBLIC HEARING

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

Mr. Smith reconvened the Public Hearing at 7:40PM 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. Mr. Smith seated the members and seated Alternate Rives for Mr. Graney. Mr. Kyte and Mr. Surnow were not present. Their contractor, Mr. Yellen, represented them.

Mr. Yellen began by thanking the members who were present at the site visit earlier in the day. He said he had spoken to Mr. Kyte and explained to him the seriousness of what the Commission needs so they can see exactly what is going to be built and render a decision.

Mr. Kyte sent along with Mr. Yellen a set of plans from the former owner (Mr. Thorne) which had previously been approved by HDC, to help illustrate what Mr. Kyte and Mr. Surnow want to do - only not as extensive. The members compared these plans with the ones submitted by Mr. Kyte and Mr. Surnow on 7/21/03.

Mr. Smith brought up some questions from the site visit: 1)need to see a redrawing of the pool area, 2)the addition is reasonably acceptable, and 3)need a clear drawing of the pitch and location of roof in the rear.

Mr. Yellen said he wants to provide the Commission with everything they need in order to make a decision. He asked about the time limits of the decision making process. Mr. Smith said the Commission must act within 65 days and the decision can include stipulations.

Mr. Smith suggested they divide this discussion and presentation into four parts in order to see if items presented to the Commission are adequate: 1)the rear, 2)the addition, 3)the pool and its specific location, and 4)the front facade.

Pool

Mr. Smith asked if there were plans for the pool. No. Mr. Smith noted the plan the members were shown this morning at the site visit is inaccurate. It does not show where the pool will be, how it will relate to the wall, etc. The Commission cannot approve a pool without a specific plan.

Mr. Yellen apologized and said he was under the impression that at this meeting tonight he would find out exactly what the Commission needed and have it ready by the September meeting.

Addition

The members looked over the plans for the addition submitted 7/21/03. They thought, more than likely,

the addition would not be visible from the road. Mr. Smith said the faade may not be visible but the mass you are putting there may be. The Commission agreed a massing model of the house and proposed addition would be very helpful. Mr. Yellen said he would like to start work on the addition. Mr. Treadway noted if just the basement were to be put in, the footprint would be in place and, once in, would not change. Mr. Talbot commented the footprint works. He added, the Commission needs overall dimensions so if any issues come up while construction is in progress, one of the members can go to the site and determine whether building is proceeding according to plan.

Mr. Yellen said he realizes Historic needs a lot more details than they have been given. The members assured Mr. Yellen that they realize he is the builder. The owners should obtain detailed plans from a drafter or architect, especially addressing the four areas listed at the beginning of this discussion. Mr. Treadway asked if the owners understand that if the drawings are not received in time to be reviewed for the next meeting, they will not get approval. Mr. Yellen understands and will relay that to them.

The Commission and Mr. Yellen agreed to continue the Public Hearing until September. Mr. Smith asked if there were any additional comments or questions. There were none.

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness for Mr. Kyte and Mr. Surnow until September 15, 2003, for renovations and addition to existing house, pool w/fence, pool house, terracing and stone walls at 97 Calhoun Street. By Mr. Treadway, seconded by Mrs. Rives and passed 5-0.

Mr. Smith continued the Public Hearing at 8:12PM.

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 8:13PM and seated the members and seated Alternate Rives for Mr. Graney.

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 September 15, 2003, for renovations and addition to existing house, pool w/fence, pool house, terracing and stone walls at 97 Calhoun Street. By Mr. Treadway, seconded by Mrs. Rives and passed 5-0.

The Commission continued to discuss the Kyte - Surnow project. They hoped that Mr. Yellen knows he cannot do any work because no approvals were given. Mr. Talbot said he thinks Mr. Yellen understands that he has no approvals.

It was agreed that a letter should be sent to Mr. Kyte and Mr. Surnow, with a copy to Mr. Yellen, informing them in detail what is needed by the Commission in order to consider their application. Exact details were discussed - see letter in applicant file.

Detailed drawings are requested by September 2, 2003 for review. When drawings arrive, Mr. Smith, Mr. Talbot and Mr. Treadway will review. If drawings are not complete, the Commission will deny without

prejudice due to incompleteness and they will have to start all over again with a new application.

MOTION: To state that the plans for the project at 97 Calhoun Street submitted by Mr. Kyte and Mr. Surnow are considered to be inadequate. A complete set of plans needs to be submitted by September 2nd for review or the application may be denied without prejudice on September 15, 2003. By Mrs. Rives, seconded by Mr. Treadway and passed 5-0.

Consideration of the Minutes

MOTION: To approve the 7/21/03 minutes as written. By Mr. Treadway, seconded by Mr. Talbot and passed 5-0.

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