

September 18, 2006

MEMBERS PRESENT: Mr. Arturi, Mr. Chute, Mrs. Picton, Mr. Smith and Mr. Talbot

ALTERNATES PRESENT: Mrs. Rives

ALTERNATES ABSENT: Mrs. Boyer and Mrs. Mills

STAFF PRESENT: Mrs. Shade

PUBLIC HEARINGS

Williamson /10 Kirby Road /Build fence.

Mr. Arturi opened the Public Hearing at 7:30PM to consider the application for Certificate of Appropriateness submitted 8/31/06, by Cynthia Williamson, 10 Kirby Road, to install a picket fence. He read the legal notice which appeared in **Voices** on 9/10/06. Mr. Arturi seated the members. Ms. Williamson was not present and no one was present to represent her.

The members looked over the site plan and also the brochure from Platt's Picket Fence Company which were submitted with the application on 8/31/06. Mr. Arturi read a letter from Deborah Eldridge, 4 Parsonage Lane, supporting Ms. Williamson's application for a fence. The Commissioners discussed the location of the fence and the visibility from the road. This site plan does not show the road. In addition, the members thought photos taken from Kirby Road would be helpful. Mr. Chute said the fence will be somewhat visible, but the property drops off in the back. Mr. Talbot thought Ms. Williamson's choice of picket fence was appropriate and simple. Mr. Arturi asked if a zoning permit would be required for the fence. Yes.

Mr. Arturi suggested they needed some additional information along with some photos in order to make a decision. The Commission decided to continue the Public Hearing.

MOTION: To continue until the next regularly scheduled meeting on October 16, 2006, the application for a Certificate of Appropriateness submitted 8/31/06, by Cynthia Williamson, 10 Kirby Road, to install a picket fence; in order to receive additional information. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

Mr. Arturi continued the Public Hearing at 7:40PM.

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

White /6 Parsonage Lane /Construct barn/garage

Mr. Arturi opened the Public Hearing at 7:41PM to consider the application for Certificate of Appropriateness submitted 8/31/06, by Zemma and Edmund White, 6 Parsonage Lane, to construct a barn/garage. He read the legal notice which appeared in **Voices** on 9/10/06. Mr. Arturi seated the members. Mr. and Mrs. White were present. Joanne Jacobson, a neighbor was also present.

Mr. and Mrs. White brought an A-2 survey. The members looked at the drawings and photos and discussed them with Mr. and Mrs. White. The height of the proposed barn will be the same as the existing house; 24 feet to the ridge. The roof will be gray metal, and the building will be painted gray so it will

appear to recede. Mrs. White noted the house has many different styles of windows as well as different types of siding; shingle, board and batten and flat.

Mr. Talbot asked about the style of the garage doors. Mr. White said they would be solid. He added, they are trying to make the building as simple as possible. Mr. Talbot asked about lighting. There will be a light up under the eave in back, directed down so as not to bother neighbors.

Mrs. Picton asked if the driveway would remain as is or be paved. It cannot be paved because septic and water lines are under the driveway and need to be repaired occasionally.

Mr. Talbot asked how soon they might be starting this project. Hopefully in November.

Mr. Arturi asked if there were any more questions from the Commission. There were none. He asked Ms. Jacobson if she had any questions or comments.

Ms. Jacobson, who lives at 8 Parsonage Lane, said she was concerned about the size of the garage. She said it has the potential to impact her property and overwhelm the cottage. She said she would appreciate a continuance of the Public Hearing so she could have an opportunity to get some advice from her architect.

Mr. Arturi noted that since Mr. and Mrs. White have to go back to ZBA for a revised variance; perhaps HDC can accommodate the timing on their project as well as Ms. Jacobson's request for a continuance.

Mr. Talbot said he had no problem with continuing the Public Hearing and if Mr. and Mrs. White could place a stake at each corner of the proposed garage and set up a 24 foot story pole at the ridge and a 12 foot pole to mark each eave. That should give a sense of what the scale and impact will be. Each member can go individually and have a look.

Mr. Arturi said he thought it was reasonable to accommodate Ms. Jacobson's request. The Commissioners agreed to continue the Public Hearing.

MOTION: To continue until the next regularly scheduled meeting on October 16, 2006, the application for a Certificate of Appropriateness submitted 8/31/06, by Zemma and Edmund White, 6 Parsonage Lane, to construct a barn/garage; in order for story poles to be installed on site so the Commission can get a better idea of height and mass. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

Mr. Arturi continued 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

Mr. Arturi called the meeting to order at 8:16PM and seated the members.

Pending Business

Williamson /10 Kirby Road /Build fence

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Consideration of the Minutes

MOTION: To approve the 7/17/06 minutes as written. By Mrs. Picton, seconded by Mr. Chute and passed 5-0.

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

Mr. Arturi adjourned the meeting at 8:30PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Clerk