

September 25, 2007

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

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Mills

ALTERNATES ABSENT: Mrs. Rives

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Tittmann

SPECIAL MEETING

Laffont(cont'd) /128 Calhoun Street /New single family dwelling w/attached guest house, detached garage and inground pool.

Mr. Arturi reconvened the meeting at 7:30PM and seated the members. The purpose of this special meeting is to consider the application for a Certificate of Appropriateness submitted 9/4/07, by Frederic and Dominique Laffont, 128 Calhoun Street, to build a new single family dwelling with attached guest house, detached two-car garage and inground pool. He noted that no one from the public was present. Mr. Harold Tittmann, architect, represented Mr. and Mrs. Laffont.

Mr. Arturi read a letter from Mary E. Adams, 178 Calhoun Street. She stated in her letter that she feels the character of the district is at a tipping point. She urged the Commission to give careful thought to future building requests and approve this present application only if compatible with the district.

Mr. Tittmann thanked the members for holding this special meeting. He said he would like to clarify what might be visible from the road. The house will not be visible. The chimney tops may be. Mr. Talbot noted that a little more of the house will be visible from the Stuart farm. Ms. Gilchrist said if the barn on the Stuart farm is not salvageable, then much more of the house will be visible from there.

Mr. Tittmann presented two new drawings(marked rec'd 9-25-07). One drawing shows the view from the Stuart farm; the other, a scale drawing of a view from the road without the trees. Mr. Talbot said the scale drawing for distance is helpful. We don't always know what we'll see when the leaves are gone. Clearly, the house is a long way away from the road. Mr. Tittmann said there is a very limited area where the house will be visible from the road.

Mr. Talbot asked Mr. Tittmann if he had discussed with the owners the possibility of trying to reduce the scale of the house. Mr. Tittmann replied he had, but they think it would shrink too much of their usable space. Mr. Talbot said what is likely to be seen from the road are the roof lines, color, a little of the faade and the chimneys.

The members asked about house lights and types of windows. Mr. Tittmann said the house lights have not been selected yet. It is very easy to customize house lights. He will come back to HDC before installing any lights. As for the windows, the smallest size on double-hung windows is 3'x 5'; not overly sized for the scale of the house and neighborhood.

Mrs. Boyer pointed out that chimneys in the rest of the district are much simpler than these. Mr. Smith added, part of the issue is how imposing they look. Mr. Talbot asked if they could be reduced by 1ft. Mr. Tittmann said he would be happy to accommodate with a "straight-up" chimney. The Commission agreed

to the change in the chimney.

Ms. Gilchrist asked about the eave detail on the main house and barn. Mr. Tittmann replied the eaves on the main house will remain as shown on the drawing. The barn eaves will be simplified. Mr. Talbot said normally eaves are 5 1/2 " and these are 1ft. He continued, saying that his preference would be to scale down the eaves. If the house were closer to the road, he would be more concerned and ask for modification. The members studied the drawing and photos. Mr. Smith said he did not know where to go with the size of the eaves. He commented that "simpler makes it less noticeable" as in the chimneys.

Ms. Gilchrist asked if the applicants would consider shingles instead of clapboards. Mr. Talbot asked if that choice would be an effort to minimize the "mass". Ms. Gilchrist said yes, she thought shingles might soften the effect of that portion seen from the road. Mr. Tittmann said the house sits back such a distance from the road, it would be hard to delineate shingles from clapboard.

Mr. Talbot said his concern is regarding the chimneys; also, the light fixtures and windows which would be more visible in the winter months. Mr. Tittmann stated the spotlights will be at the back of the house; sensor lights facing downward. At the beginning of the driveway there will be only reflectors.

Mr. Arturi asked the members if they were ready for a motion. All agreed, providing the applicants come back with a new chimney, eave design for the barn and a lighting plan. Mr. Arturi asked if there were any further questions. No. There was no one else present to speak for or against this application.

MOTION: To approve the application for a Certificate of Appropriateness submitted 9/4/07, by Frederic and Dominique Laffont, 128 Calhoun Street, to build a new single family dwelling with attached guest house, detached two-car garage and inground pool according to the site plan submitted with the application and new drawings received 9/17/07; with the stipulation that the applicant will submit a proposed drawing of eaves on the outbuilding and simplified chimney design on the main building and lighting plan for the driveway and structures, including location and design of lighting fixtures prior to installing on property or buildings. In addition, the applicant shall maintain and replace, as needed, existing vegetation between structures on the property and the public way. This work is to be completed by September 25, 2008, or else this approval shall be void. By Mr. Arturi, seconded by Mr. Chute, and passed 5-0.

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

Mr. Arturi adjourned the meeting at 8:18PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk