

Historic District Commission Minutes 05/18/2017

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TOWN OF OLD SAYBROOK Historical District Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-1216
www.oldsaybrookct.org

*William Childress, Chairman
Diane Aldi DePaola, Vice Chair
Jeffrey Meotti, Secretary*

*Mary Kennedy
Jan E. Furman
Laura P. Gray*

Alternate Members
*Eugene Creighton
Richard C. Peters
Laura P. Gray*

MINUTES REGULAR MEETING

Thursday, May 18, 2017 at 7:00 p.m.
Town Hall, 2nd Floor Conference Room - 302 Main Street

I. CALL TO ORDER

W Childress called the meeting to order at 7:00 p.m.

II. ROLL CALL

Members Present: William Childress, Mary Kennedy, Jan Furman, Laura Gray.

Members Absent: Diane Aldi DePaola, Eugene Creighton, Richard Peters, J. Meotti.

Staff Present: Stella Beaudoin, Recording Secretary

III. REGULAR BUSINESS

A. Minutes

MOTION: To approve the April 20, 2017 meeting Minutes as presented: **MADE:** M. Kennedy; **SECONDED:** L. Gray; **IN FAVOR:** W. Childress, M. Kennedy, L. Gray; **OPPOSED:** None; **ABSTAINED:** J. Furman; **APPROVED:** 3-0-1.

B. Correspondence

There was no correspondence.

C. Committee, Representative and Staff Reports

There were no reports.

IV. OLD BUSINESS

There was no old business.

V. NEW BUSINESS

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MOTION: To open the Public Hearing for the Certificate of Appropriateness for Alteration of Principal Building, 60 North Cove Road (Map 31/Lot 16), Paul & Kathy Connolly, owners: **MADE:** M. Kennedy; **SECONDED:** L. Gray; **IN FAVOR:** W. Childress, M. Kennedy, J. Furman, L. Gray; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

A. Certificate of Appropriateness for Alteration of Principal Building

Sunroom addition and second story deck with railing

60 North Cove Road (Map 31 /Lot 16)

Applicant: Paul & Kathy Connolly, owners

ACTION: Rec'd 5/3/17; Open hearing, continue or close; Act by 6/15/17 mtg. (NLT 7/6/2017).

This is a proposal to add an unheated room to the side of the garage, footprint 10' x 15'. The room use is intended as a workshop with windows and siding. The paint color will match the house features. The flat roof will form a deck with a railing. There are no steps from the deck to the ground level. There will be a door which will not be visible from the street from the second floor room to the deck. The building materials will be the same wood shingles as the house exterior. The Anderson windows will be consistent with the existing to include the same number of light panels. The decking materials which is not visible in the historic district will be determined at a later date.

Kathy Connolly stated that this addition which will be utilized as a workshop will not be heated however it will have electricity. K. Connolly stated that this structure will be slightly visible to the historic district from the driveway.

Anthony Brodeur, North Cove Construction stated that the work is consistent with all current design features of the house. This proposal is designed to be unobtrusive from the road view with a 2.5' setback from the garage edge and a 10' depth, compared to the 25' width of the existing garage. This proposal is also consistent with the newly approved garage doors.

W. Childress asked the Commissioners if there were any questions or comments of the applicant.

There were no further questions.

W. Childress stated that this 1960's home is not a contributing house to the historic district and he noted that the applicant has done a good job remaining within the HDC guidelines, i.e., in addressing new additions related to building materials and textures; minimization of loss of historic materials; location of the addition to the rear of the structure and limiting in size and scale; and this new use considers the appearance of other buildings in the neighborhood. W. Childress stated that this proposal is compatible with materials, colors, etc.

There were no other questions or comments and there was no one in the audience at this evening's meeting.

W. Childress closed the public hearing.

MOTION: To approve a **Certificate of Appropriateness for Alteration of Principal Building** Sunroom addition and second story deck with railing, 60 North Cove Road (Map 31/ Lot 16) as presented: **MADE:** L. Gray; **SECONDED:** J. Furman; **IN FAVOR:** W. Childress, M. Kennedy, L. Gray, J. Furman; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

VI. Process during proposed Demolition Delay

W. Childress stated that the topic of demolition delay was continued from the April 2017 meeting and he noted that the Commission is seeking input from D. DePaola who had questions related to what action the owner is to take during the demolition delay process.

L Gray stated that the delay is in place in order to prevent the occurrence of an overnight tear down and to allow the owner to take pause to consider the value of what they have, and to possibly work with it.

There was a brief discussion and W Childress suggested that the Board continue discussion on the process during the proposed Demolition Delay until such time that Diane DePaola is available to participate.

MOTION: To continue the discussion on the process during the proposed demolition delay to the June 15, 2017 HDC meeting; **MADE:** M Kennedy; **SECONDED:** J Furman; **IN FAVOR:** W Childress, M. Kennedy, L. Gray, J Furman; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

VII. ADJOURNMENT

MOTION: To adjourn the meeting at 7:20 pm until the next Meeting on Thursday, June 15, 2017 at 7:00 P.M., 302 MAIN STREET, 2ND FLOOR CONFERENCE ROOM; **MADE** by W Childress; **SECONDED:** M Kennedy; **IN FAVOR:** W Childress, M. Kennedy, L. Gray, J Furman; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Respectfully Submitted,

Stella Beaudoin
Recording Secretary