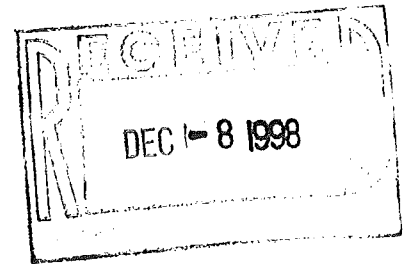


NORTH COVE HISTORIC DISTRICT COMMISSION

PUBLIC HEARING

DECEMBER 1, 1998



THE PUBLIC HEARING OF THE NORTH COVE HISTORIC DISTRICT COMMISSION WAS CALLED TO ORDER AT 7PM IN THE LIBRARY OF THE SHEFFIELD MIDDLE SCHOOL.

A MOTION WAS MADE AND SECONDED TO DISPENSE FROM THE READING OF THE OCTOBER 28, 1998 MINUTES. ALL MEMBERS, AFTER VIEWING THE MINUTES, UNANIMOUSLY ACCEPTED THEM AS WRITTEN. CHAIRMAN GRAY EXPLAINED THAT THE MOST RECENT MEMBER ELECTED, ALEC GOUDIE COULD NOT SERVE ON THE COMMISSION SINCE HE WAS NOT AN ELECTOR. STATE STATUTES REQUIRE MEMBERS TO BE REGISTERED VOTERS IN THE TOWN IN WHICH THEY SERVE ALEC NEEDED TO BE REPLACED SINCE HE IS NOT A CITIZEN AND THEREFORE COULD NOT REGISTER TO VOTE. DONNA DIBELLA NOMINATED AND MARY MIEOTTI SECONDED THE NOMINATION OF JANET FOISIE. JANET HAS LIVED AT 101 NORTH COVE ROAD FOR 18 YEARS. SHE WAS UNANIMOUSLY VOTED BY THE COMMISSION AS A FULL MEMBER TO REPLACE ALEC GOUDIE WITH HER TERM EXPIRING DECEMBER OF 2003.

THE SECOND ORDER OF BUSINESS WAS THE NOCHERA PROJECT TO BE PERFORMED AT 201 NORTH COVE ROAD. MR. J. BRIAN BUCKLEY / DESIGNER OF CHESTER PRESENTED HIS DESIGN APPROACH WHICH INCLUDES NEW CONSTRUCTION, SOME RESTORATION AND STRUCTURAL CHANGES TO THE PRESENT HOME. HE DESCRIBED THE EXISTING STRUCTURE AS COLONIAL REVIVAL AND BUILT IN 1923 AND THEREFORE IT HAS NO HISTORICAL VALUE.

STARTING WITH THE SOUTH SIDE OF THE HOME HE DISCUSSED THE ORIGINAL AND EXISTING VS. WHAT IS PROPOSED. THE WINDOWS ON THE SOUTH SIDE WILL NUMBER NINE. THEY WILL BE SIX OVER SIX AND THEY WILL BE THE SAME ONES BEING PRESENTLY USED. THE ONE SIX OVER SIX PRESENTLY OVER THE FRONT DOOR WILL REMAIN WITH THE FOUR SMALL SIDE PANELS. THE HOME PRESENTLY IS 2600 SQUARE FEET AND WITH THE ADDITION IT WILL BRING IT TO 2800. IN EXPLAINING THE EAST SIDE, THE PROPOSED ROOFLINE WILL BRING BACK WHAT THE NEW OWNERS FEEL IS THE ORIGINAL ROOFLINE. MOST OF THE NEW GARAGE WILL BE UNDERGROUND AND WILL EXTEND 14 FEET IN DEPTH AND 24 FEET LONG. PART OF WHAT IS ABOVE THE GARAGE WILL BE AN ADDITION TO THE EXISTING HOME AND THE REST WILL BE LAWN SURROUNDED BY PARAPET OR STONE WALL. THE TOPOGRAPHY IS VERY DIFFICULT ON THIS SIDE OF THE HOME AND NEEDS TO BE CHANGED TO ACCOMMODATE

ACCESS. THE PROPOSED NORTH ELEVATION WILL HAVE LOW-PITCHED FLAT AND HIP ROOFS. A SCREENED PORCH WILL RUN ACROSS THE SIDE FROM WHICH THE BASEMENT WILL BE ACCESSED. THE WINDOWS PRESENTED ON THE NORTH, EAST AND PART OF THE WEST SIDE AS PROPOSED WOULD BE A COTTAGE WINDOW WITH EIGHT PANES OVER ONE. THE REASON FOR THIS IS TO CAPITALIZE ON THE VIEW. THE WEST SIDE WILL FOR THE MOST PART REMAIN THE SAME.

A DISCUSSION REGARDING THE PROPOSED DRIVEWAY TOOK PLACE. MR. BUCKLEY EXPLAINED IT WOULD BE PAVED AND ACCORDING TO THE PLAN IT WOULD BE MOVED 30 FEET EAST OF WHERE IT PRESENTLY EXISTS. THE TREES ON THE SOUTH SIDE OF THE HOUSE WOULD REMAIN, AS WOULD THE FENCE ACROSS THE SOUTH. THE EXISTING PARKING SPACE AT THE TOP OF THE DRIVEWAY WOULD REMAIN. IT WAS QUESTIONED AS TO WHETHER THAT SPACE WAS A LEGITIMATE PARKING SPACE OR ONE CREATED BY ONE OF THE FORMER OWNERS.

THE HOME WILL BE ENTIRELY RE-SHINGLED USING WHITE CEDAR SIDING ONE HALF TO WEATHER OTHER MATERIALS TO BE USED WILL BE RAKE BOARDS WITH SOME OVERHANGS AND SOME CROWN MOLDING. TRIM WILL ALSO BE CEDAR, RAILINGS WILL BE 1 AND ONE HALF BY 1 AND ONE HALF, STAIRS WILL BE SIMPLE WOOD. IT WILL BE DECORATIVE IN NATURE. THE ROOF WILL BE ASPHALT ARCHITECTURAL SHINGLES IN BLACK OR GREY, WINDOWS WILL BE VINYL CLAD AND INSULATED WITH INTERIOR REMOVABLE GRILLS AND SPACER BARS. THE ORIGINAL FOUNDATION IS RUBBLE STONE AND CONCRETE. THIS IS WHAT IS TO BE USED AROUND THE GARAGE.

COMMENTS AND QUESTIONS WERE ENTERTAINED BY MR. BUCKLEY DURING HIS PRESENTATION. TWO LETTERS WERE READ BY THE CLERK ONE FROM BILL PHILLIPS WHO RESIDES AT 200 NORTH COVE ROAD. HIS CONCERNS WERE OVER THE UNIFORMITY OF THE WINDOWS AND MAINTAINING THE ARCHITECTURAL STYLE OF THE HOUSE. HE ALSO MENTIONED THE DRIVEWAY ACCESS SINCE ROAD BLOCKAGE IN FRONT OF THIS HOME HAS BEEN A PROBLEM. THE RUSSELL'S OF 184 NORTH COVE ROAD HAD SEVERAL OF THE SAME CONCERNS: WINDOWS, CONTEMPORARY STONE AND DOORS NOT BE USED ON THE GARAGE, A MORE CLEAR PICTURE OF THE PORTION ON TOP OF THE GARAGE AND AN ACCURATE SIGHT PLAN SHOWING THE PROPOSED DRIVEWAY.

THE PUBLIC HEARING WAS ADJOURNED AT 8PM.

THE SPECIAL MEETING WAS CALLED TO ORDER AT 8:05PM.

THE COMMISSION MEMBERS PRESENT AT THE SPECIAL MEETING WERE DAVID GRAY, DONNA D. DIBELLA, HENRI DAVID, AND JANET FOISIE.

THE PROJECT WAS VOTED ON BY EACH ELEVATION AS PRESENTED. THE SOUTH ELEVATION WAS APPROVED UNANIMOUSLY AS PRESENTED. THE EAST ELEVATION WAS APPROVED BY D. GRAY, D. DIBELLA, AND J. FOISE. THE NORTH ELEVATION WAS APPROVED UNANIMOUSLY. THE WEST ELEVATION WAS APPROVED BY D. GRAY, D. DIBELLA, AND J. FOISIE. THE FOLLOWING STIPULATION WAS NOTED: THE COMMISSION ASKED THE NOCHERAS TO CONTACT TOWN OFFICIALS REGARDING THE ON-STREET PARKING AREA TO DETERMINE WHETHER IT IS IN FACT AN APPROVED PARKING SPACE ACCORDING TO TOWN REGULATIONS.

THE SPECIAL MEETING WAS ADJOURNED AT 8:45 PM.

*Respectfully submitted,  
Donna D. DiBella, Clerk*