

MINUTES PUBLIC HEARING/SPRING MEETING
APRIL 4, 2000

APR - 6 2000

The Public Hearing/Spring Meeting of the North Cove Historic District Commission was held on April 4, 2000 in the library of the Sheffield Street School. Commissioners in attendance were: Janet Foisie, Chair, Henri David, Vice-Chair, Donna D. DiBella, Clerk, Kathy Dubuc, and Leighton Lee, Alternate. Chairman Foisie opened the meeting at 7:07pm. The minutes of the previous meeting were accepted and a note of thanks was read by the clerk from Randy Bradbury and Bill Childress on the death of their son, Will. There being no old business, the clerk read the legal notice.

The first application to be discussed was that of Diane DePaola and John Aldi for new construction at 68 North Cove Road. Mr. Aldi stated that the future home was designed after the Champlain House in Essex, and is a blend of Greek Revival, Colonial, and Federal. They consulted with Mr. Donald Malcarne; a local historian to achieve what they felt would be acceptable. The elevation of the lot is 8 feet. Discussion followed regarding the height of the home. It was noted that according to planning, zoning and conservation laws governing the town of Old Saybrook, the home should not exceed 35' from the lowest visible point of structure. This includes to the tip of the chimney. Mr. Aldi's plans showed 34' to the roofline. The chimney exceeded that. This brought the building above the 35' limit. The materials to be used were discussed. The following were particularly noted: wood clapboard, trim to be painted with dental molding. Columns would be of wood, with square wooden balustrades. Windows will be wooden tru-divided light and chimneys will consist of shades of red Old Mystic Brick. The driveway will be shared with 70 North Cove Road. Lantern style lighting will be on either side of the front door, garage doors, as well as some recessed in the ceiling on the porch. Set backs will be 35-40 feet to meet code. The house sits approximately 35-40 feet from neighbor's homes.

The second item of business was the dock to be erected at 148 North Cove Road by Cliff and Joan Rimkus. Attny. Tom Cloutier and engineer Gary Sharpe presented on behalf of the applicants. Questions and answers were welcomed and maps both to scale and not to scale were shared by the presenters. Other docks in the neighborhood were noted as being longer or shorter. According to the DEP, in order for the applicant to reach MLW the dock must be at least 75'. At low tide, according to the DEP, at the end of 102' the water level is one and ½ feet deep. The proposed dock is 102' long and shows a boatlift to hold a 4,000lb boat suspended. It was not determined how high the boat would be raised up in order to keep it from getting the bottom dirty. Kevin Zavoy from DEP explained that the permit has not been issued and the application is on hold until the DEP hold their public hearing and the outcome of the NCHDC is made known. DEP frowns upon dredging because of the environmental impact on the area. Neighbors spoke freely with comments or questions: why did they not know about this earlier, 52' frontage is a lot different from other neighbors who own several hundred feet of frontage, so close to what is a historical wharf, wildlife, scale. The question was asked if the Commission has the authority to deny a landowner the ability to build a dock or a home? The

Commission cannot deny the landowner to build what he wants but it has the authority to control for example, the style, scale, size and material used by the landowner in his or her plans to build a home or dock. Much was said about the wildlife that presently inhabits the small fragile area in question. There was a question regarding lighting on the dock. Question was asked if Mr. Rimkus would present an alternative to the present plan. Cliff Rimkus spoke on his own behalf. He stated that he was willing to change things. He was not aware that the neighbors felt so strongly about the dock. Some of the changes he was willing to make were: the proposed pilings are presently 12' high and he would be willing to drop them to 9', replace the boat lift with a davit to accommodate his BostonWhaler. The Commission expressed its gratefulness to Mr. Rimkus for understanding the neighbor's issues and his willingness to work with them.

Louise Tietjen submitted for the record letters written by several neighbors stating their feelings on the proposed project. The Public Hearing was adjourned at 9pm.

Executive session was opened at 9:05pm. The Aldi project was unanimously approved subject to its compliance with height restrictions set by building code in the town of Old Saybrook. That means the home should be no higher than 35' from the lowest visible point of structure to the tip of the chimney.

The Rimkus project was unanimously denied without prejudice. Mr. Rimkus may re-apply. The Commission will suggest a meeting between the applicant and the Commission at a mutually agreed upon time to discuss appropriate alternatives. The Executive session was adjourned at 9:30pm.

Sincerely,



Donna D. DiBella
Clerk