

JUL 26 2002

## NORTH COVE HISTORIC DISTRICT COMMISSION

## Public Hearing

July 24, 2002

The Public Hearing of the North Cove Historic District Commission was called to order at 7:02pm in the library of the Sheffield Street Middle School by Chairman Janet Foisie. Commissioners present were Kathy Dubuc Vice-chair, Robert Welsh, Donna D. DiBella, Clerk and Alternate, Patricia Osborne. The Clerk read the Legal Notice. The minutes of the April 10, 2002 meeting were read and a motion was made and carried to accept them. The Clerk then read two letters. The first dated April 13, 2002 from the commission to town attorney Michael Cronin requesting an opinion from him on when a commissioner should disqualify him or herself and other related conflict of interest issues. The second letter dated July 2, 2002 was Attorney Cronin's response to the above-mentioned request. He quotes the General Statutes, which says, "where there is even an appearance of a conflict of interest, the member involved must disqualify himself or herself." Chairman Foisie noted that she asked Attorney Cronin to attend our Annual October meeting. He agreed and at that time, we will ask him to clarify our regulations as they apply to commissioner's roles and responsibilities.

Under old business, Bob Welsh gave his follow up on the yellow line down the center of North Cove Road. After speaking to Larry Bonin (who stated he wanted to continue to paint and maintain it) Bob called Mike Pace's office. Per the Selectman's office, the line will not be re-painted. Also discussed was the guardrail at the clothes line area. Paul Dubuc agreed to follow up with the guard rail issue at town hall and report to the commission at the next meeting.

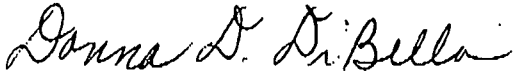
Attorney William Childress presented the application submitted by John and Patricia Russell. Point One Architects were introduced and elevations were shared with the commission. All new materials will match existing. The driveway will be reconfigured and be of stone, cobblestone, gravel or a combination. A new pergola will enhance the new garage doors. The new addition to the West will include the expansion of the existing dining room and relocating and expanding the porch with new views to the North. A new stone stoop will access the new porch. The second level will expand the master bedroom and sitting area. Off this sitting area will be a deck one can access through French doors. All windows will be custom architectural series true divided lite and sliding porch panels. Atty. Childress noted that both ZBA and the Gateway Commission have approved the plans and proper variances have been secured. The stone work to be used on the foundation will be flagstone, which will match existing.

Attorney William Childress then proceeded to present the application submitted by Frank Manafort Jr. Janet Foisie read a letter from Atty. Childress on behalf of his clients stating that they agreed to postpone demolition for a period of 90 days following the issuance of the demolition permit. This was a courtesy extended to the Commission and those in the district that have requested a delay. Harold Shettles a structural engineer from Old Lyme, retained by Point One Architects spoke to the walk through the residence in question. He confirmed structural and infestation problems from the ground up. At some point in time, someone had excavated the basement. He states that the foundation needs replacing and the sill beam is entirely rotted. His visit revealed excessive cracking of the wall studs and joinery is open. Similar problems were noted on the second floor and in the attic, attempts were made to repair rafters. It was a band-aid approach since they cannot support what is necessary to hold current load. Reference was made to Old Saybrook Building Inspector Don Lucas letter explaining his findings of the property. It was noted that the Manafort's plan is to salvage: the front door and transom, exterior shutters, interior wooden mantles, floorboards and paneling. They plan to uncover dental molding, which exists on the house, and remove the aluminum siding, which presently exists on three sides of the house. The Gateway Commission and ZBA have already approved of the project. Janet Foisie expressed comments from Commissioner Randi Bradbury recusing herself from voting since her husband was representing them. She also recused herself from voting on the Russell project because her property directly abuts theirs. Atty. Childress

challenged Commissioner Dubuc and asked if she was planning to vote on the Manafort project. She stated that she was told not to vote. Atty. Cronin asked her twice to disqualify herself and please remove herself from the Commissioners table. Atty. Cronin spoke to the Commission about the role they play in following their regulations. He stated he spoke to John Shanahan who heads up the State Historical Commission. Mr. Shanahan used the words, "prudent, reasonable and feasible" for the commission to consider when making a decision. In depth discussion followed from commissioners and public. A number of neighbors had questions and comments. Jeff Bradley a local barn builder spoke on behalf of restoring the home because of its special history and details. Louise Tietjen submitted a list of 33 names of Old Saybrook residents requesting a 90-day moratorium be observed before allowing the demolition of the home. The public hearing was adjourned at 9:25.

The second session opened at 9:40pm. The Russell application was unanimously passed. The Manafort project was unanimously tabled until Tuesday July 30, 2002 in the basement of town hall. This will give Atty. Cronin the opportunity to research several details further and speak to the Connecticut Historical Commission as a member of the NCHDC staff. This session was adjourned at 10:10 PM.

Respectfully Submitted,



Donna D. DiBella