

**NORTH COVE HISTORIC DISTRICT COMMISSION
REGULAR MEETING
APRIL 7, 2003
MOTIONS & MINUTES**

The Regular meeting of North Cove Historic District Commission of the Town of Old Saybrook originally scheduled to be held at the Middle School Library was moved due to inclement weather and subsequent school closure to Room 5 of the Town Hall located at 302 Main Street.

Members present and seated: Randi Bradbury, Chairman, Robert Welsh Vice Chairman, Kathy Dubuc, Richard Morrison and Henry David

Members present and not seated: Louise Tietjen, Alternate, Pat Osborne, Alternate

Members absent: Janet Foisie

The Chairman called the meeting to order at 7:10 p.m.

The Chairman introduced the Commission members who would be seated for the evening. The Clerk then read the Legal Notice and stated for the record the dates said notice was published. The Regular meeting was recorded and the tapes are on file in the Land Use Office.

Minutes: The Chairman asked the members if they had read the minutes and if changes/corrections were needed to be made to the minutes. No changes or corrections were made. A **Motion** was made R. Welsh, seconded by R. Morrison to approve the Minutes of the February 10, 2003 North Cove Historic District Commission regular meeting. No discussion and a vote was taken: In favor: R. Welsh, R. Morrison, H. David, R. Bradbury, K. Dubuc. Opposed: None. Abstaining: None The motion passed. 5-0-0 Opposed: none

OLD BUSINESS:

1.) **Discussion:** Enforcement– R. Morrison and R. Bradbury met with attorney Mike Cronin regarding enforcement. Bradbury reviewed material. Enforcement includes inspection of reported property, issue order. **Action:** Members review material regarding enforcement in packets, note questions and concerns for future meeting.

2.) **Discussion:** Harbor Management– impacts North Cove District. **Action:** Mike Cronin, attorney will present information at future special meeting.

3.) **Discussion:** Creation of Additional Historic District– Idea to create additional Historic Districts in town as suggested in Historic District Study enclosed in packet (p.6), needs to be considered now that we have a successful model to follow. Questions arose regarding the process and the amount of work involved. **Action:** Members review material regarding the creation of additional historic districts, note questions and concerns for future meeting. A **Motion** was made R. Morrison, seconded by R. Welsh to hold a *Special Meeting to review process of the Creation of Additional Historic Districts on May 19, 2003* at a location to be determined at a later date. No discussion and a vote was taken: In favor: R. Welsh, R. Morrison, H. David, R. Bradbury, K. Dubuc. Opposed: None. Abstaining: None The motion passed. 5-0-0 Opposed: none

4.) **Report:** Budget– not approved to date
Action: no action at this time.

NEW BUSINESS:

1.) **Discussion:** Connecticut Historical Commission status rated down by State Appropriations Committee, proposal includes merge with blanket Arts Commission, according to letter in Hartford Courant passed out to members. The proposed change will effect local districts, break chain of resource. Appropriations Committee is meeting to determine the beginning of May, before NCHDC next meeting. If NCHDC would like to take a position on this matter, action needs to be taken asap. After discussion, it was determined that the commission

would prefer the CHC continue at its present status and not be consolidated with other state art commissions.—
Action: Clerk will create draft letter addressing topic, send to commissioners, commissioners send response back to R. Bradbury, R. Bradbury will send final draft back to Clerk for mailing. A **Motion** was made R. Morisson, seconded by R. Welsh to create a letter stating NCHDC's support of Connecticut Historical Commission remaining as a separate entity. No discussion and a vote was taken: In favor: R. Welsh, R. Morisson, H. David, R. Bradbury, K. Dubuc. Opposed: None. Abstaining: None The motion passed. 5-0-0 Opposed: none

2.) Review: 141 North Cove Rd.—scope of work completed on subject property reviewed for matching original application narrative. Review concerns door replacement that were in original elevations presented for Certificate of Appropriateness, however not stated in narrative. Elevations not available at present for review. Leighton Lee, owner of subject property discussed role of commission and how it impacts neighborhood relationships. Commission determined that the omission of the replacement of a door on the narrative section of the application was a technical error

Action: Clerk will create letter of exactly what NCHDC needs to complete review for 141 N. Cove Rd. A **Motion** was made H. David, seconded by R. Welsh to create a letter stating the materials needed from Mr. Leighton of 141 N. Cove Rd. for complete review. No discussion and a vote was taken: In favor: R. Welsh, R. Morisson, H. David, R. Bradbury, K. Dubuc. Opposed: None. Abstaining: None The motion passed. 5-0-0

PUBLIC HEARING

68 North Cove Road— John Aldi seeks a Certificate of Appropriateness regarding the installation of 2 8" x 10" speakers painted white (color of trim) on outside wall of building on property located at 68 North Cove Rd

Public in support: Louise Tietjen, 64 Cromwell Place, Barbara Guenther, 55 N. Cove Rd., Paul Connolly, 50 N. Cove Rd.. Oppose: Barbara Smith, 200 N. Cove Rd., H. David, 86 N. Cove Rd.. Discussion with respect to the public hearing that closed this evening.

A **Motion** was made R. Morisson, seconded by K. Dubuc to approve speaker installation at 68 N. Cove Rd. No discussion and a vote was taken: In favor: R. Morisson, R. Bradbury, K. Dubuc. Opposed: H. David. Abstaining: R. Welsh The motion passed. 3-1-1

■ R. Bradbury, Chairman recused herself from Public Hearing and Bob Welsh was seated as Acting Chairman. Seated at 8:10 p.m.: B. Welsh, K. Dubuc, R. Morisson, P. Osborne (Alternate), H. David (Alternate).

192 North Cove Road— William Childress & Randi Bradbury seek a Certificate of Appropriateness for the following work to be completed at 192 North Cove Rd. EXISTING HOUSE: Remove kitchen wing per prior approval; recreate façade, replace roof with cedar shingles, enlarge and heighten chimney, replace siding, doors and windows. ADDITION: Attach to existing house per plans submitted. GARAGE: build new garage per plans submitted. DRIVEWAY: Reconfigure per prior approval.

Michael Wells, atty. made presentation. Documents included;

1. Architectural review Board letter
2. Letters of Support provided by; J. & P. Russell, 184c N. Cove Rd, 162 Cromwell Pl., B. & P. Phillips, 200 N. Cove Rd.

Rick Staub & Greg Nucci, Architects, presented site plans and elevations for renovations, additions, garage, and driveway configuration. Concept includes taking a typical "Connecticut" cottage and expanding it. Expansions include reflection of time period in which it was built, starting with the late 18th century cottage with appropriate materials, 12/12 divided light windows, large center chimney, etc. A copper roof will be placed on connector piece, back entry, kitchen. Plans submitted, dated 4/7/03, reflect changes made according to ARB recommendations.

Howard Willard, professional house restorer, made presentation regarding history of house and its architecturally significant fabric. There has been practically no preservation of original house. H. Willard

approves of the plans that Point One Architects have come up with to express an architecturally correct statement for an historic district.

Presenters fielded questions and concerns from NCHDC members and public.

Public in support: Leighton Lee, 141 N. Cove Rd., Donna DiBella, 91 N. Cove Rd., 64 Cromwell Place, Barbara Guenther, 55 N. Cove Rd., Paul Connolly, 50 N. Cove Rd.. Oppose: Barbara Smith, 200 N. Cove Rd., H. David, 86 N. Cove Rd.. Discussion with respect to the public hearing that closed this evening.

Discussion with respect to the public hearing that closed this evening. Discussion among members regarding ARB's recommendations and how they affect NCHDC approvals. A **Motion** was made P. Osborne, seconded by R. Morrisson to approve Certificate of Appropriateness for 192 North Cove Rd. with stipulations that work to chimney and site lighting installed according to ARB recommendation letter. No discussion and a vote was taken: In favor: R. Morrisson, P. Osborne, B. Welsh. Opposed: H. David, K. Dubuc. Abstaining: none The motion passed. 3-2-1

Adjournment: A **Motion** was made by R. Morrisson, seconded by K. Dubuc to adjourn the April 7, 2003 North Cove Historic District Commission meeting. No discussion and a vote was taken. In favor: H. David, K. Dubuc, P. Osborne, R. Morrisson, R. Welsh. Opposed: None. Abstaining: None The motion passed. 5-0-0 The meeting was adjourned at 9:05 p.m.

Kim Meadows, Assistant Clerk
North Cove Historic District Commission
Old Saybrook, Connecticut 06475