

Meeting Date: June 28, 2021

In Attendance: Maria Boyes (Chair), Jacqueline Brevard (Vice-Chair), Carol Tener (Town Historian), Kelly Kessler, Jennifer Jaruzelski, Alison Carey, Linda Habgood (TC), Greg Blasi, Matthew Ceberio (PB), Barton Ross (HPO), Mary Anne Healy-Rodriguez (A1), Kathryn Reed (A2), Alan Trembulak (Acting HPC Attorney).

Absent: Katie Spikes

The meeting minutes from April 26, 2021, were reviewed. The minutes were approved by the Commission.

New Business:

Public Hearing for Certificate of Appropriateness (major) for Construction of Garage:
242 Kimball Avenue
Brian & Kathryn Reed, 242 Kimball Avenue, Block 2401, Lot 5

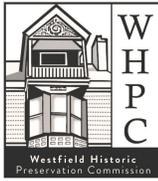
The applicant is seeking approval of their application for a Certificate of Appropriateness from the Historic Preservation Commission to allow for the construction of a new three-car garage to replace a previously two-car garage which was destroyed by storm. The property is located within the Kimball Avenue Historic District.

The applicants, Mr. And Mrs. Reed were present. Their architect, Ms. Hildie Lazar, provided a virtual presentation along with perspective drawings for the proposed garage. She explained that the original garage was a 2- car garage with a side entrance and carport that was destroyed by storm. The proposed 3-car garage will be built in the same area. The style will match the Victorian details of the house including the door style, trim and color. The neighborhood garages and carriage houses were reviewed to determine if this new 3-car garage was appropriate within the neighborhood. Examples of several properties were shown including 231,243,249,257,248 and 216 Kimball Avenue.

The 3-car garage will be 750 square feet and 16' height. The required rear yard setback is 10ft and proposed is a 7'6" setback which requires a variance. The left side is conforming at 12'6". There is currently tree coverage and a fence to buffer the garage from the neighboring properties. The dimensions of the garage are 22'8" x 33'1". It will provide room for 3 cars plus a storage area to the side as well as a staircase to a second-floor open loft area for storage. This garage is at a lower elevation than street level which blocks some visibility.

Open to the commission for discussion.

Chair Boyes thanked Ms. Lazar for a comprehensive presentation. Ms. Brevard agreed. Ms. Habgood asked if the garage doors would have real glass. Ms. Lazar stated yes. Mr. Reed stated that with the current structure there is limited play area and lawn. Ms. Habgood was concerned about the increased structure size and concerned of the storm easement on the property. She would like the town engineer to review the property. The concern of the impervious surface and extra



structure coverage on the property are related to drainage and potential flooding. The old garage foundation will be removed to provide additional open space. Mr. Sammet stated that this would be beneficial for the town engineer to observe and that a resolution can be used as evidence for review by the zoning board and engineer. Ms. Jaruzelski asked if the structure would have gutters. Ms. Lazar concluded the discussion with the drawings and final summary of the proposed 3-car garage.

Open to the public.

Mr. and Mrs. Volini, 230 Kimball Avenue, located next to the property, are highly in favor of this addition. He stated that this is a very functional structure.

Mr. and Mrs. Parker, 243 Kimball Avenue, located across the street, are both in support of the proposed plan and stated that the design is well done. They stated that this proposed addition is consistent with the neighborhood and character of the neighborhood.

Mr. and Mrs. Noble, 248 Kimball Avenue, located to the left of the property, agreed with the other neighbors that this proposal is wonderful. They will visibly see the garage as their deck overlooks 242 Kimball Avenue and are in support of this application.

Closed to the public.

Open to the commission for discussion.

Ms. Kessler stated that the garage sits down from the property and the height is appropriate for the neighborhood. Ms. Brevard inquired if the neighborhood had any 3-car garages. Ms. Lazar stated yes, 231 and 257 Kimball Avenue were both similar examples of this proposed 3-car garage. Mr. Blasi suggested slight changes in the roof pitch and garage door size. Ms. Lazar stated that she was open to these suggestions and brought up the drawings to revise. Ms. Tener stated that this was a great improvement to the existing house.

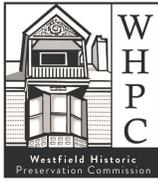
Open to the Commission for a vote. The application was unanimously approved.

Old Business:

The potential significance of a pre-1930 property on Shadowlawn Drive was discussed. Chair Boyes informed the Commission that the town archivist had not found any historical significance associated with the property and asked Mr. Barton to review for his recommendation. Mr. Barton was not prepared to make a recommendation that evening but will get back to the Commission with his decision. Mr. Sammet stated that there is no timeframe in which the Commission must complete its review.

The Meeting was open to the public.

Mr. Edelson, the proposed buyer for this property, stated that he is an engineer and the existing foundation is not sound. Mr. Blasi stated that if the house was not found to be significant than the materials should be utilized.; the brick, the materials, the form. He suggested an addition instead of demolishing the house. Chair Boyes asked Mr. Sammet if a condition could be presented to the purchaser stating that the HPC wanted the original façade or a similar facade on the new house.



Mr. Barton will review the information on the property to make his recommendation and will get back to the commission by tomorrow. Ms. Habgood, Mr. Sammet, Chair Boyes and Mr. Barton all concluded that although the purchaser would like a decision, there is no 10-day timeframe on an informal decision.

Open to the public.

Mr. Edelson asked if the property is deemed historic, will he be allowed to demolish the existing house. Chair Boyes stated the commission is not ready to determine. Mr. Sammet stated if the commission determines that the house is not historic then for a 1-year period there would not need to be an HPC review of the demolition permit. If, however, the HPC determined the house is historic then the commission could review any subsequent demolition permit files.

Closed to the public.

Committee Updates:

Ms. Jaruzelski stated that they would like to distribute 10 Devlin awards in September or October. She is hoping it will be in person depending on meeting restrictions.

Mr. Blasi stated that he would like Saturday dates for a downtown walking tour. He would like to see old homes restored and preserved.

Adjournment:

Chair Boyes asked the Commission if there were any more updates. There were none. The motion to adjourn the meeting was made by Ms. Brevard and seconded by Ms. Kessler.

The meeting adjourned at 9:17p.m.