

**Design Review and Historic Preservation Board**  
**Minutes**  
**October 27, 2022**

**PRESENT**

David Wigg, Vice Chairman; Jim Vekasy, Bonnie Salem, Kathleen Cristman, Paul Whitbeck, John Mitchell

**ALSO PRESENT**

Robert Koegel, Town Attorney; Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Dirk Schneider, Chairman

**HISTORIC PRESERVATION DISCUSSION**

Bonnie Salem updated the Board on the effort to list historic designated homes on the Town website.

Anthony Caruso shared with the Board the request of the homeowner at 682 Stone Road, a historically designated property, intent to repair/replace the roof on a barn on the property. Samples were presented to the Board. The Board stated that they would like to do more research on the product proposed. A Certificate of Appropriateness would be required.

**BUILDING INSPECTOR REMARKS**

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – RETURNING**

• **315 Thornell Road**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, for replacement windows. This property is zoned (RN) Residential Neighborhood and is designated historic.

This public hearing is still open.

Tom Garman of Wonder Windows and Barbara Falkenstein, tenant of 315 Thornell Road, were present.

Mr. Garman presented samples of windows. The grid size is the same, muntins 6 over 6.

The Board expressed their preference for the wooden/aluminum clad windows with the true divided lites. Mr. Garman indicated this option would be a significant price difference from what was originally proposed. Consultation with the property owner would be in order to see if this is a change he is willing to consider.

The Board expressed their wishes to see a window replacement which closely resembles the original windows due to the historic significance of this schoolhouse. EVO composite and wooden Harvey windows with were discussed as potential acceptable replacements.

This application remains open.

## RESIDENTIAL APPLICATION FOR REVIEW

- **37 Devonwood Lane**

The Applicant is requesting design review for 544 SF oversized accessory structure next to the pool.

No representative was present to discuss the application with the Board.

This application was approved for a variance for size on October 17, 2022, by the Zoning Board of Appeals.

The Board noted that this address is contiguous to a historic property.

The Board was unclear as to the materials to be used on the accessory structure, so the decision was made to hold the application open pending more information.

- **42 French Road**

The Applicant is requesting design review for the demo of an existing single car garage and addition of an approximate 809 SF 2 car garage with mudroom at the rear.

The architect, Paul Morobito, was present. He indicated the shutters may be removed. The trim of the home will be white. The garage doors will be framed black and feature opaque glass.

The Board expressed concern that the garage addition is considerably forward of the home in conflict with the design guidelines and requested that the applicant do something to mitigate this. There does not seem to be other homes in the neighborhood with garages forward of the home.

Mr. Morobito stated that he could potentially move the garage back four feet.

The Board requested to see pictures of what the proposed garage doors would look like. A discussion was held about the metal roof matching the asphalt roof in color.

This application was held open pending the receipt of new drawings and more information on materials.

## RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **55 Coventry Ridge**

The Applicant is requesting design review for the construction of a two-story single-family home approximately 4242 SF located in the Coventry Ridge Subdivision.

Austin Miller of Spall Homes was present.

Mr. Miller stated that this home is a spec house and colors have not yet been determined. Roofing will be asphalt and metal. Timbers in the gables will be stained. The trim color will be white.

The Board had concerns about the multiple materials utilized on the front elevation. They felt the front elevation is “busy” and preferred 1 or 2 textures as opposed to brick, siding, board and batten and timbers in addition to two roofing materials. Bonnie Salem recommended that the siding replace the board and batten. After discussion, the Board determined that if the color palette is the same and compatible with the brick this design would be acceptable.

David Wigg moved to accept the application as submitted with conditions:

1. The metal roof and asphalt roof will be the same color.
2. The color palette of the materials will be the same color palette and the brick will be compatible.

Jim Vekasy seconded.

All Ayes.

- **6 Aden Hill**

The Applicant is requesting design review for the construction of a one-story single-family home. The home will be approximately 1756 square feet and will be located in the Wilshire Hill Subdivision.

No representative was present to discuss this application with the Board.

The Board requested to have further information on how the proposed house will sit on the property due to the corner location of this pie shaped lot.

This application was held open.

### **REVIEW OF MINUTES OF OCTOBER 13, 2022, MEETING**

Bonnie Salem moved to accept the minutes of the October 13, 2022, meeting with corrections.

Kathleen Cristman seconded.

All Ayes.

### **ADJOURNMENT**

David Wigg moved to close the meeting at 7:40 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board