

Harwinton Historic District & Historic Properties Commission

MINUTES OF SPECIAL MEETING / PUBLIC HEARING

Wednesday, March 21, 2012 – 7:00 pm

Present: Bree Gurin, Greg Marshall, Roger Plaskett, Carole Romano

Absent: Peter Brazaitis, Jennifer Grady

Also present: Brian & Anita Nedley, 40 Harmony Hill Road; Peter & Cathleen Neag, applicants; and Eric Strachan, builder.

Quorum established, the public hearing was opened at 7:05 pm by Chairman Carole Romano.

PUBLIC HEARING

An application for Certificate of Appropriateness has been submitted by Peter & Cathleen Neag for new home construction on lots located between #26 and #40 Harmony Hill Road. A pre-hearing was held February 21, 2012.

The proposed work will be for a four bedroom, two story colonial, approximately 3,454 square feet, situated in line with the adjoining properties on either side. The home will be custom built with three bedrooms plus an in-law apartment built within the home. A four car garage with barn doors will be located on the north side. There will be no sheds on the property. The roof will be 30-year GAF asphalt shingles and the siding will be vinyl shakes with stone trim in the front. The driveway will be gravel and processed stone. Construction is planned for early April and will take approximately six to seven months.

A deer fence for the family dogs will be attached to the south side of the home and extend into the back of the property. The paragraph on Fences from page 28 of the HD&HPC handbook, 2nd ed. was read aloud for reference. Fence material is a black wire mesh with black aluminum posts, set approximately nine feet apart. No sample of the fence material was available for the meeting but Mr. Strachan will email photos to the Commission members of the fencing from distances of 2 feet and 45 feet. The fence is such that it will be nearly impossible to see from the road, especially at a distance of 200 feet as in this case.

Mrs. Nedley asked about the lighting on the garage, since their home faces this side. Mr. Neag explained that coach lights will be on the garage doors and halogen lights will be on the corners of the garage. These halogen lights will be noise sensitive. Mrs. Nedley also inquired about the pink flag in the middle of the field and Mr. Neag explained it was a traverse flag used for construction purposes.

With no further questions, the public hearing was closed at 7:30 pm and the applicants were asked to step out. After further discussion of the proposed plan and the deer fence, **members voted to grant a Certificate of Appropriateness for the new home construction per sketch submitted this evening. Approval of the deer fencing will be pending further review of the photographs which will be emailed. The Commission's decision on the fencing will be provided by email.**

Respectfully submitted,

Joann Hohensee, Clerk
HD&HPC

Received for filing 3/26/12 @ 3:42 PM
Attest: Mary Edmister