

Borough of Newtown Historic District

Borough of Newtown Historic District Commission
Public hearing minutes April 18, 2024

Call to Order

- The public hearing was called to order at 7:01 pm
 - Present
 - Historic District:
 - Stephanie Gaston, Chair; Betsy Kenyon, Vice Chair; Sarah Phillips, Mark Poirier
 - Applicant:
 - Katherine Clarke and Kim Uniacke, 11 Main Street, Newtown CT
 - Ms Gaston opened the hearing by noting that the application, although dated Nov 2023, was received March 25, 2024; renovations to the house at 11 Main Street had begun until a cease-and-desist order was issued
 - Ms Clarke presented plans for a renovation of the existing house including:
 - A shed-style dormer with corbels on the front of the house (in progress)
 - Window replacements (in progress), 7 of which are on the street-facing side
 - New windows are 2 over 2 panes with frames constructed of Fibrex (40% wood)
 - Addition of portico to the front door extending 5 feet from front door
 - Construction of architectural picket fence panels perpendicular to front walkway
 - Addition of a second floor over existing north side wing with a gable-style dormer
 - A one-story addition (700 sf within 25-foot setback) on the north side of the house with a gabled roof
 - Proposed use of HardiePlank for siding
 - Replacement of roof with architectural asphalt shingles
 - Construction of a rear deck, partially visible from the street
 - Capped posts constructed of Azek
 - Addition of a cupola on the roof of the main part of the house
 - Ms Clarke provided examples of cape-style homes with 2 over 2 windows and front dormers
 - Ms Clarke and Mr Uniacke explained that their preference is for composite materials due to poor quality and non-dependable sourcing for natural wood materials
 - Ms Gaston noted that the replaced windows look modern
 - Ms Kenyon and Ms Phillips stated that the BNHDC regulations require use of natural wood materials for construction or renovation of buildings
 - Mr Poirier said composite materials have improved over the past two decades and can be an effective substitute for poor quality wood products
 - The hearing was then opened to public comments

Borough of Newtown Historic District

- Doug Nelson, 14 Boulevard, chairman of the Borough Zoning Commission noted that not all historically designated homes on Main Street are in the BNHDC
- Paul Tanski, 13 Main Street, said he had no objections to the proposal based on what he saw in the hearing
- Jay Mahr, 9 Glover Avenue, Borough Warden, spoke of the importance of not alienating people who want to come to the borough and invest in the homes
- Ms Gaston read an email sent by Bruce Walzcak, 12 Glover Avenue, who objected to the renovations, including the addition, the dormers, and the windows
- Following discussions, Ms Gaston made a motion (seconded by Ms Kenyon)
 - Approve the above referenced application for a Certificate of Appropriateness with modifications:
 - Addition of a shed-style dormer on the existing building and a gable type dormer on the north side of the property
 - Portico on the front door with all wood materials, a partial architectural wooden picket fence in the front yard, and a rear deck with white capped rails, corbels on the front door and dormer, a new roof with architectural asphalt shingles and wooden clapboard siding on a one-story addition to the north side of the property
 - The motion was approved unanimously
- Ms Gaston then made a motion (seconded by Mr Poirier) to continue discussion of the 7 windows add to the front of the house and the proposed cupola until May 23 at 7 pm, Edmond Town Hall
 - The motion was approved unanimously
- The public hearing was adjourned at approximately 9 pm.

Respectfully submitted,
Mark Poirier
Secretary