

Historic District Commission

River House

May 18, 2010

Minutes

Attendance: Joe Zirlis, Karl Stofko, David Nelson, Michael Marsden & Will Brady

Guests: Iso Dedusaj, Ed Blaschik, Mary Ellen Klinck, Madeline Doherty & Jeff Zajak via phone.

Call to Order

1. The meeting was called to order at 7:58 pm, in the river house by Chairman Will Brady . Mr. Brady appointed Dr. Stofko as a voting member for this meeting.

C-04-10

1. C-04-10 The Gelston House is seeking approval for a 14 x 28 deck to be added to the beer gardens area to be located at 8 Main Street Assessor's map 17, Lot 91.

Mr. Blaschik, representing the Goodspeed Opera House and Mr. Dedusaj, representing the Gelston House were presented to speak to the application. Mr. Blaschik stated the purpose of the application was to add additional seating to the existing beer gardens. The construction of the deck will have a railing that matches the current railing . Mr. Brady pointed out the town planner needed to know how many pounds per square foot the structure would hold. Mr. Blaschik replied 2000 pounds per square foot unless otherwise shown.

Mr. Dedusja stated he believed that the composite materials would be used. Mr. Dedusja said there would not be an awning because it would block the view of the river. Mr. Brady asked about the height of the deck from the ground. Mr. Dedusja said it would be 4 or 5 feet and accommodate about 30 people. Mr. Brady stated the plan showed 6 feet at the tallest point. Mr. Nelson clarified that Plexiglas would be used on the inside. Lattice will be wood and painted to match the rest of the building. Mr. Brady asked about handicapped accessibility and was advised that it would be accommodated inside the restaurant. Mr. Blaschik also stated that they would plant vegetation around the bottom of the deck. Outlets will be installed along the edge of the patio. Mr. Blaschik raised concern about PVC lattice work and Mr. Brady said that this is essentially a public right of way. Mr. Nelson said that PVC had its place but, people would see thins and vinyl would not be the best choice. It was further suggested that a pair

could be moved back a few feet. Mr. Brady stated that PVC was not the a good choice for material and that wood is a much better choice. Dr. Stofko said that he did not think that it would change the structural integrity of the deck if it were to be moved back a few feet.

The Carpenter, Jeff Zajak, was contacted via speaker phone to determine if it would be possible to move the piers back about two feet; Mr. Zajak stated that structurally it would be possible to move back up to 4 feet. The Historic District felt moving it back between 2 and 8 feet would be acceptable. Mr. Nelson stated he was concerned what it would look like from the Goodspeed. Mr. Nelson opined that moving the structure 2-4 feet would make a large difference in how it would look. Mr. Brady asked about the tree in the current plans. Mr. Dedusja stated there were no plans to accommodate the tree at this time. Mary Ellen Klink stated that she was in support of the project. Ms. Doherty said she though it looked nice and Mr. Marsden stated he supported the plan.

Mr. Nelson motioned to approve application C-04-10 with the stipulation stating that the deck be relocated toward the back and east to minimize the lattice work. Dr. Stofko seconded the vote. The vote carried unanimously.

3. Informal Discussion

Ms. Madeline Doherty stated that they would be adding a second story to the house located at 4 Bonfoey Rd will increase the size. Ms. Doherty stated there would be a seven inch break in the roof. Mr. Nelson said a piece of trim would be needed to delineate the original part of the house from the addition. Mr. Brady stated that an application was put in, however, the prior project could be reopened, waving additional fees. Dr. Stofko noted that some fees were necessary because it would have to be republished.

Ventilation and lighting were discussed. Mr. Brady stated a list of contractors and materials would be needed prior to reopening the application; it will also be necessary to notify the neighbors again. Dr. Stofko stated the builder should come next time to the meeting as well. Mr. Brady stated he would call Ms. Doherty and tell her the Historic District would need better drawings.

4. Payment of Bills

The commission voted to add paying of the bills to the agenda and approved to pay the Hartford Courant 70.17.

5. Adjournment

A motion to Adjourn was made by Mr. Nelson at 9:20 pm and seconded by Mr. Marsden and carried unanimously.

Respectfully Submitted

Rebecca J Wonneberger

Recording Secretary