

**Westport Historical Commission  
Jan. 9, 2023 Meeting  
at Town Hall Annex**

Present were Commission Chair Rud Lawrence (RL), members Caroline Bolter (CB), Bill Kendall (BK), Michael Walden (MW), and Beverly Schuch (BS).

1. The meeting was called to order by the chair at 6:03 p.m. with the above members present. Minutes: The Dec. 5, 2022 meeting minutes were reviewed. CB made a motion to approve the minutes as submitted, seconded by BS; the motion passed on a 5-0 vote.

2. Treasurer's Report: None.

6:05 p.m. Public Hearing on Certificate of Appropriateness for proposed addition to 2043 Main Road – The Chair opened with a statement that the property was in a flood zone, where special regulations will apply, and suggested that the proposed addition would nearly double the size of the existing house, and would likely raise the value of the home by more than half. Applicant's architect Kit Wise responded that the value determination for the addition would be made by the Building Department once plans were finalized; and that resolution of the flood zone regulation issues was the concern of the Conservation Commission. Historical Commission jurisdiction was limited to the appropriateness of the building's scale and appearance, the architect also suggested. He acknowledged that the Commission-approved "appropriate" plans might be rejected by the Building Department for not meeting town regulations. Owner Greg Califano was also present.

Mr. Wise distributed a revised plan with slight modifications to the addition's design which he deemed were more appropriate for the surrounding neighborhood, and were similar to additions to homes in the rest of the historic district. He indicated the original structure was 1,212 square feet, and the proposed addition was now 1,974 square feet. There was some discussion of plans to slightly reduce the window sizes for the addition; specifications for the proposed Pella Architect Series or Reserve Series windows were provided to the commission.

The Chair read a letter from Main Road resident Sharon Connors raising concerns about the scale of the addition, and suggesting the large size was not appropriate for the site. She also suggested that a compromise plan such as a one-story addition be developed with input from neighbors. The Chair acknowledged receipt of an email letter from Main Road abutter Suzanne Carter Peck about the plans; her brother, abutter Chip Carter, read the letter into the hearing record. The letter stated Ms. Peck's belief that the Commission's mission statement required it to act to preserve the distinctive characteristics of the existing home, as the addition was not appropriate in that regard. She suggested district guidelines required the Commission to evaluate the "size, scale, and mass" of the proposed addition. BK challenged the repeated description of the existing home as a saltbox, indicating the building was actually a Cape Cod style house with an added dormer in the rear. Mr. Wise responded that there are multi-story additions to many of the homes in the neighborhood, and the proposed addition to 2043 Main Road would be similar in style to those added to many homes in the historic district.

Abutter Chip Carter noted that the Board of Health waiver for the septic system at the time of sale included a one-bedroom deed restriction. He suggested that the second floor living space in the addition was intended as a second bedroom which would violate that restriction. Mr. Wise indicated that without doors on the second floor room, it could not be considered a bedroom. Attorney Peter

Paull, 1968 Main Road, said he considered an 80 percent increase in square footage as a major addition that would completely change the character of the structure. He offered the Carter/Paull family assistance in designing a more suitable addition to the historic home.

Bill Hunt, 2039 Main Road, offered an opinion that a 100 year-old tree on the property would be killed by any nearby excavation for a new foundation, destroying its sentimental value to the family. He suggested a one-story addition built on a slab would preserve the tree. Dorothy Paull, 2048 Main Road, told the Commission that the proposed addition would destroy the visual integrity of the existing building, a violation of district guidelines for Commission decisions. Another neighborhood resident complained the mass of the proposed addition would overpower the existing house.

BK offered the owner and architect some design options which would eliminate the proposed dormers and reduce the mass of the addition. He noted that the views of the addition from the street and the river were both matters of concern to the Commission and the neighbors. BS suggested that the size and scale of the addition was the main concern of neighbors, and should be addressed with consideration of a one-story addition. She also suggested that the owners of 2043 Main Road and the neighbors sit down together to work on an acceptable compromise plan. Mr. Wise asked for a brief recess of the hearing while he conferred privately with his client; they were excused by the Chair without a recess called, and requested a continuance of the hearing until the next meeting.

**MOTION** by BS to continue the public hearing on the Certificate of Appropriateness until 6:05 p.m. on Feb. 6, 2023. Second by CB. The motion passed on a 5-0 vote.

6:15 p.m. 2047 Main Road – Certificate of Appropriateness application for replacement of roof, fascia, and gutters. As the applicant was not present, a continuance was suggested by the Chair.

**MOTION** by BS to continue the hearing on 2047 Main Road to 6:15 p.m. on Feb. 6, 2023. Second by CB. The motion passed on a 5-0 vote.

General Discussion – It was reported that the owner of 7A Windward Way is proposing to replace a double steel door with a new door. As the facade is not visible from any public way, it was agreed that the project qualified for a Certificate of Non-Applicability to be issued by the Commission Clerk. The Chair reported that the Board of Selectmen had approved the appointment of resident Deborah Ciolfi as an alternate member of the Commission.

## **GENERAL BUSINESS**

1. Monitor's Reports: 1868 Main Road – MW reported a request for a change in the deck railing plan, to use standard PVC rails with a matte finish which can be painted.

**MOTION** by BS to approve the change in deck rail plans. Second by BK. The motion passed on a 5-0 vote.

2. Applications for Certificates of Non-Applicability: None.

3. New Business: MW gave an update on plans for replacement of gutters and soffits at the Town Farm house, to be financed with Community Preservation Act grant funds. The application to the Community Preservation Committee requires Commission endorsement of the plan.

**MOTION** by BK to approve the Commission application for CPA funding for the Town Farm house repairs. Second by BS. The motion passed on a 5-0 vote.

MW noted that GS, who was not present, had suggested allowing teleconference participation in meetings by the Commission. After some discussion, it was agreed that the Commission would use teleconference option for future meetings.

8. Adjournment: With no other business on the agenda, BK made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by BS and passed on a 5-0 vote.

Approval Date: 2/6/23 as amended