



# Westport Historic District Commission

Town Hall

Westport, Conn. 06880

## WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JANUARY 12, 2021 DRAFT MINUTES

### Members Present:

Bill Harris, Chair  
Randy Henkels, Vice Chair  
Scott Springer, Clerk  
Grayson Braun, Member  
Marilyn Harding, Member  
Cheryl Bliss, Alternate  
Wendy Van Wie, Alternate

### Staff Present:

Donna Douglass, HDC Coordinator

The Westport Historic District Commission held a public meeting at 7:00 PM on **Tuesday, January 12, 2021** for the following purposes:

1. To approve the minutes of the December 8, 2020 Public Meeting.  
**MOTION (made by Harding): To approve the minutes of the December 8, 2020 public meeting.**  
**SECOND: Van Wie**  
**SEATED: Harris, Henkels, Harding, Springer, Van Wie**  
**VOTE: Unanimously approved.**
2. To elect Bill Harris as Chair, Grayson Braun as Vice Chair, and Scott Springer as Clerk.  
**MOTION (made by Henkels): To elect Bill Harris as Chair, Grayson Braun as Vice Chair, and Scott Springer as Clerk.**  
**SECOND: Van Wie**  
**SEATED: Harris, Henkels, Braun, Springer, Harding, Bliss, Van Wie**  
**VOTE: Unanimous**
3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Nassau Road** and require the full 180-day delay.  
**MOTION (made by Springer): To oppose the issuance of the demolition permit for 3 Nassau Road and require the full 180-day delay.**  
**SECOND: Henkels**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.**
4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **12 Bluff Point** and require the full 180-day delay.  
**MOTION (made by Springer): To oppose the issuance of the demolition permit for 12 Bluff Point and require the full 180-day delay.**

**SECOND: Braun**

**SEATED: Harris, Braun, Harding, Henkels, Springer**

**VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.**

5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Vani Court** and require the full 180-day delay.  
**MOTION (made by Springer): To oppose the issuance of the demolition permit for 3 Vani Court and require the full 180-day delay.**  
**SECOND: Henkels**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.**
6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **21 Prospect Road** and require the full 180-day delay.  
**MOTION (made by Springer): To oppose the issuance of the demolition permit for 21 Prospect Road and require the full 180-day delay.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.**
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **40 Richmondville Ave** and require the full 180-day delay.  
**MOTION (made by Springer): To oppose the issuance of the demolition permit for 40 Richmondville Ave and require the full 180-day delay.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Approved 3-2 (AYE: Braun, Harding, Springer NAY: Harris, Henkels) The remainder of the 180-day delay is UPHELD.**
8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **11 Boxwood Lane** and require the full 180-day delay.  
**MOTION (made by Springer): To oppose the issuance of the demolition permit for 11 Boxwood Lane and require the full 180-day delay.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.**
9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **119 Compo Road South** and require the full 180-day delay.  
**MOTION (made by Springer): To oppose the issuance of the demolition permit for 12 Bluff Point and require the full 180-day delay.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.**
10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **32 Sturges Commons** and require the full 180-day delay.  
**MOTION (made by Springer): To oppose the issuance of the demolition permit for 32 Sturges Common and require the full 180-day delay.**  
**SECOND: Braun**  
**SEATED: Harris, Braun, Harding, Henkels, Springer**  
**VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.**
11. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **8 Mayflower Parkway** and require the full 180-day delay.

**MOTION (made by Springer): To oppose the issuance of the demolition permit for 8 Mayflower Parkway and require the full 180-day delay.**

**SECOND: Braun**

**SEATED: Harris, Braun, Harding, Henkels, Springer**

**VOTE: Denied. (AYE: Springer NAY: Harris, Braun, Harding, Henkels) The remainder of the 180-day delay is WAIVED.**

12. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **23 Bermuda Road** and require the full 180-day delay.

**MOTION (made by Springer): To oppose the issuance of the demolition permit for 23 Bermuda Road and require the full 180-day delay.**

**SECOND: Braun**

**SEATED: Harris, Braun, Harding, Henkels, Springer**

**VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.**

13. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **13 Elizabeth Drive** and require the full 180-day delay.

**MOTION (made by Springer): To oppose the issuance of the demolition permit for 13 Elizabeth Drive and require the full 180-day delay.**

**SECOND: Braun**

**SEATED: Harris, Braun, Harding, Henkels, Springer**

**VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.**

14. To take such action as the meeting may determine to approve *A Certificate of Appropriateness* application dated December 21, 2020 to build a proposed federal farmhouse style home at **120 Kings Highway North** located in the Kings Highway North Local Historic District and the Kings Highway North National District.

**NO MOTION: Meeting held open to Wednesday, January 27, 2021 at 6:30 PM with additional information including materials list, cutsheets, decking material, trim, garage doors, roofing, etc. and context photos.**

15. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated November 20, 2020 for **174 Post Road West and 38 Kings Highway North** in the Kings Highway North Local Historic District to:

- a. build a 95 unit Assisted Living and Memory Care residence at **174 Post Road West**
- b. demolish current addition at **174 Post Road West**
- c. relocate the house at **174 Post Road West** onto **38 Kings Highway North** site
- d. Increasing the width of the driveway which will serve **38 Kings Highway North, 174 Post Road West**, as well as the hammerhead grass paver turnaround for emergency access to the Assisted Living / Memory Care Building
- e. Create 6 parking spaces within the District
- f. create the breakaway gate at the end of the paved portion of the driveway at **38 Kings Highway North**
- g. build a fence along the property line and screening the MC patio
- h. build MC patio shown on the plans
- i. proposed sidewalks abutting the Assisted Living/Memory Care building
- j. build stone veneer retaining wall

**MOTION (made by Van Wie): To approve a *Certificate of Appropriateness* application dated November 20, 2020 for 174 Post Road West and 38 Kings Highway North in the Kings Highway North Local Historic District.**

**SECOND: Bliss**

**SEATED: Henkels, Harding, Bliss, Van Wie**

**RECUSED: Harris, Braun, Springer**

**VOTE: Approved. (AYE: Henkels, Bliss, Van Wie NAY: Harding)**

16. To hear the Chairman's update.

**No action taken.**

17. To adjourn the meeting.

**MOTION (made by Harris): To adjourn the meeting.**

**Meeting adjourned at 10:23 PM**

Bill Harris, Chair  
Historic District Commission  
January 14, 2021