

Application 2024-0254

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To: Abby Conroy <aconroy@salisburyct.us>; Land Use <landuse@salisburyct.us>

To The Zoning Board of Appeals

Town of Salisbury

I am writing with respect to the Application by my neighbors, Arek Feredjian and Elina Tunyan, for a Variance to construct an addition to the Stone House at 264 Taconic Road which they acquired last year.

I am the owner and occupant of 260 Taconic Road, neighbor to the Applicant. We share a property line which is the midpoint of the small (approx 6' wide) creek which is the conduit of water downstream from the Twin Lakes dam across the street on Taconic Road.

Each of the structures, my house, and the Stone House and the Mill House at 264 Taconic are historic to the neighborhood and the history of Salisbury and Litchfield County. On the north side The Mill House directly abuts the property line, the Stone House begins approx. 45' from the property line. My house is also proximate on the south side.

My house is the former Scoville Powerhouse which I renovated in the mid 1980's. After CT and federal review, based on its significant architecture, it was on Feb. 16, 1984 listed on the National Park Service's, U.S. Dept. of Interior, National Register of Historic Places. My renovation and the listing was at the time a full page cover article of the Taconic Section of The Lakeville Journal and has been included in Salisbury house tours. The three structures constitute a historic triangle. And as noted they are closely situated one to the other.

I first learned of the Application upon receiving the certified notice postmarked July 31. And this past Friday (in the pouring rain) Arik and I were able to walk the site. There would have been opportunities to discuss in advance, but as I mentioned I was unaware of the Application until receiving the mailed notice even though in our personal conversations over the past few weeks Arik had mentioned the changes to his parking area and changes to the Mill House windows and interior layout. But no mention of the proposed addition to the Stone House.

As I understand from my discussions on Friday on site, the plan envisions a 625 sq foot addition. The south facing (towards my property) 22' wall would be made of glass. While the north wall would be of wood to blend in - be more harmonious - with the environment.

When I considered buying the Stone House in 2020

(before my son bought and renovated his home on Under Mountain Road), with Matt Kiefer we identified possible expansion options to the Stone House. The one to the north would not have been visible from my property and would not have involved any removal of part of the existing facade of the Stone House. The plan in the Application involves the conversion of a window to a doorway.

Based on the architectural plans which accompany the Application, the glass wall structure would have a number of negative consequences. It will introduce a material substance - wall of glass - inconsistent with the historic character of the 3 buildings. With natural light reflecting off the glass during the day and an illuminated wall of glass in the evening. Also, it will essentially fill in part of the land spacing between the Stone House and Mill House curtailing the view corridor.

I welcome the fact that Arik and Elina purchased the Stone and Mill Houses last year. I hope we can take the time to explore a more sensitive treatment of what form the expansion of the historic Stone House may take.

Thank you, Selig Sacks