

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 17th October, 2018

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 17th October, 2018 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: Randall McCartney, Susanna Smith, Ann Street and Alternates Teresa Buchanan and Michael Mancini. Excused: John Cunningham and Reno Migani. Absent: Alternate Michael Sulzbach.

PUBLIC HEARING

The meeting was called to order at 7:06p.m. Clerk Susanna Smith read the legal call of the meeting. Alternates Buchanan and Mancini were appointed to act in the absence of regular members.

#804 - Rolf H. Langeland, to install fencing on property located at 45 Church Street, Assessor's Map 39, Lot 43: Rolf Langeland said he wished to have the fencing for child and dog safety. He has talked to his neighbors and has their full support. Mr. Langeland mentioned that the fencing would be painted white to match the trim on his house. He submitted photographs of his house with a rendering of the proposed fencing (Exhibit #804-1). The fencing will be a mixture of 6ft. tongue and groove (400WO), 6ft. 300 T&G base with 215-1 topper, and 4ft. picket (700 straight). Ms. Street wondered if 4ft. was a little high. Mr. McCartney replied that his fencing was 42". Ms. Buchanan asked if there would be a gate at the side. Mr. Langeland replied no, that it would be left open. Ms. Street recommended using a solid body stain on the fence rather than regular paint. Mr. McCartney queried material. Mr. Langeland replied white wood/cedar. He also stressed that the posts would be 5" x 5" and not 4" x 4". Mr. McCartney asked if the posts would be up over the top of the fence with caps. Mr. Langeland replied yes. Ms. Street recommended that rather than having lattice on top a picket top should be installed. She felt this would relate better. Mrs. Smith noted that this would reduce the number of different types of fencing being used. Mr. Langeland agreed to this change. No-one spoke for or against the application. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Ms. Buchanan, to approve the application with the following stipulations: 1) The applicant should use the classic Victorian 700 picket topper rather than using the proposed 215-1 lattice topper 2) The Commission understands that the fence posts will be 5" x 5" with pyramid caps, and that all the fencing will be painted white. 3) Subcommittee appointed is: Teresa Buchanan. The motion to approve was carried unanimously with McCartney, Smith, Buchanan and Mancini voting in favor.

The public hearing was closed at 7:25p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 19th September, 2018. Ms. Buchanan seconded the motion and it was carried unanimously.

Public Forum: 1) 2 Market Place: Ms. Buchanan said her house had had several small additions added to it. One was from the 1920's for a bathroom and one from the 1980's when a kitchen was added. These were not done evenly and so a "notch" was created. Ms. Buchanan said the 1920's addition was crumbling so it needed to be removed and replaced. She showed a drawing of her proposal which would be for a 26SF addition (2' x 13'). This would even up the walls of the house and remove the notch. Ms. Buchanan felt this might change her lot coverage slightly. Mr. McCartney thought the change was so small that the Town would not be concerned about it. Ms. Street felt, if necessary, the Commission could write a letter of support. She urged Ms. Buchanan to think carefully about window styles.

Chairman's Monthly Report: 1) Ms. Street said that she had not yet responded to the State Historic Preservation Office's criticism that the Commission was approving too many demolitions of out-buildings. Research showed that in the last 5 years the Commission had approved 8 demolitions, two of which had been condemned by the Town for safety reasons. Ms. Street said she felt o.k. about the buildings that were demolished and that the Commission had done a good job with replacements, repurposing, etc. **2) Certificates of Appropriateness:** The Commission had discussed the question of Certificates expiring and applicants being unaware of this even though it was listed on the Certificate. A draft reminder letter was circulated along with a draft form to request an extension which the Commission approved. It was also agreed to add text to the original Certificate stating that an applicant could request an extension. **3) 45 Church Street:** Ms. Street reported that this applicant had missed both the Commission's and the newspaper's deadlines. Since the Commission's next meeting would not be until December 5th when the weather might not be conducive to installing fencing, in order to accommodate this applicant a legal notice was published in the New Haven Register which was extremely costly. Ms. Street apologized for incurring this expense on the Commission's behalf. She also noted that under these circumstances PZC requested that the applicant pay for the legal notice but that she had not had that discussion with this applicant. In the past the Commission has grappled with how strict it wished to be on enforcing deadlines, etc., and it has tended to be more responsive than other town agencies. Mr. McCartney thought the Commission should continue to be accommodating.

Correspondence: Connecticut Trust for Historic Preservation's newsletter "CT Preservation News" for September/October 2018; monthly budget report through 8/31/18.

Budget Request 2019 – 2020: The Commission briefly reviewed this matter but did not make any final decision.

Approval of Bills: Ms. Buchanan made a motion to approve the following bills: Shore Publishing, legal notice 9/19/18, \$33.00; Katharine Stewart, secretarial services. Mr. McCartney seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: It was agreed that the following project had been completed:-

#754 Willa Williams, 94 State, expires 9/19/18 – gas meter

Mr. McCartney made a motion to adjourn the meeting at 8:10p.m. Mrs. Smith seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on **Wednesday 5th December, 2018** at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary