

## Draft Minutes

### TOWN OF GUILFORD Historic District Commission Minutes - 18<sup>th</sup> October, 2017

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 18<sup>th</sup> October, 2017 at 7:00 p.m. in the Guilford Community Center with Chairman Ann Street presiding.

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

#### **PUBLIC HEARING**

The meeting was called to order at 7:07 p.m. Clerk Randall McCartney read the call of the meeting. Alternate Teresa Buchanan was appointed to act.

**#782 - Robert R. Attaran, to install a picket fence on the front of property located at 222 Whitfield Street, Assessor's Map 33, Lot 13:** Robert R. Attaran stated that it had been 10 months since he moved to Whitfield Street and that he would like to add a white picket fence to beautify and protect the lawn matching the existing fence on the side of the property. Ms. Street commented on the lovely drawings. He showed an actual picket to the commission and is having the new ones made to match. Mr. Attaran presented email from Mike McBride (Whitfield Museum) stating that he did not feel strongly one way or the other about it. Dog walkers leave a mess and people cut through the lawn to a gap in the stone wall. There is another gap just 20 ft. down for the museum. Elizabeth Shapiro was also OK with this. Mr. Attaran showed and submitted photos of picket fencing two doors down from him and these should match beautifully. Ms. Buchanan asked for clarification on the edge of the driveway on the right. They will remove the fence on the side and extend to the edge of the garden. The left side will stay as is. The arbor will stay. The current height of the picket is 38" minus 2" here and there. The front fence will be a foot back from the sidewalk. It was mentioned that the pickets should not touch the ground. Presently they do not. Ms. Buchanan queried the posts. Mr. Attaran replied that they will match with a federal style cap on top. There being no one in the audience to speak for or against the public hearing was closed at 7:19 p.m. There was no discussion. Ms. Buchanan made a motion to approve Application #782 as submitted with no stipulations. Mr. McCartney asked if there was a gate. Mr. Attaran replied there was double gate which rises in the middle. The gate is 6 ft wide, 37 <sup>3</sup>/<sub>4</sub> " at the side and is a Manchester style. He submitted a copy of the estimate for the gate. Ms. Buchanan amended her motion to include the proposed gate. Mr. McCartney seconded and the motion to approve was carried unanimously with Buchanan, McCartney, Smith and Street voting in favor. Subcommittee appointed is Teresa Buchanan.

#### **REGULAR MEETING**

**Approval of the Minutes:** Mr. McCartney made a motion to accept the Minutes of 20<sup>th</sup> September as submitted. Mrs. Smith seconded the motion and it was carried with 4 votes in favor.

**Public Forum:** There were no members of the public present.

**Correspondence:** 1) *Connecticut Business News* magazine was passed around and taken by Ms. Buchanan. Ms. Street also receives the magazine and commented about the article on land banks.

**Approval of Bills:** Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice (9/20/17), \$32; Katharine Stewart, secretarial services. Mrs. Smith seconded the motion and it was carried unanimously.

**Discussions: 1) Solar Panels:** Ms. Street wanted to continue discussing solar panel regulations but did not want to go into more detail without more members present. With what she previously handed out she felt that the commission could control the substrate and the color. She quoted a section of the regulations “(Chapter 97a\*HISTORIC DISTRICTS AND HISTORIC PROPERTIES) p. 10 of 21, **Sec. 7-147f. Considerations in determining appropriateness. Solar energy systems. (a) ...No application for a certificate of appropriateness for an exterior architectural feature, such as solar energy system, designed for the utilization of renewable resources shall be denied unless the commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. A certificate of appropriateness for such a feature may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness. In passing upon appropriateness as to parking, the commission shall take into consideration the size of such parking area, the visibility of the cars parked therein, the closeness of such area to adjacent buildings and other similar factors.**” Perhaps a sheet could be given out by Planning & Zoning with the application. “Notes regarding Solar, or clarification of or a User’s Guide (not guidelines). She asked the members to think about it. Ms. Street showed a booklet for Montgomery County, MD that was pretty clear. She said that they should think about it over the next few weeks of how it could be most clearly presented. They could be proactive and hand out with the solar application or mailed out to all the district. Perhaps the GPA could put on the website so realtors and homeowners could punch in and come up with a page like this. But in the interim they could mail to solar contractors and give out with applications. Most applications will also require a new roof first so this must be part of the whole application.

**Emergency Repair:** Leigh Whiteman and Jeff Ruchti arrived as instructed by Ms. Street. Ms. Whiteman was invited to present her problem. She said she had a problem with the chimney, her contractor said it will fall down. (The mason has removed the old brick chimney and there is a hole in the roof) Ms. Street said the commission has the authority to make an emergency decision. Ms. Whiteman showed the letter to Ms. Street about replicating what is on the south side of the unit on their unit. She brought a site plan and photos showing a clapboard chimney with triple steel pipe inside. Mr. Ruchti explained the problem that one of their fireplaces was not vented and the mason looked at it and says it’s a mess and it jogs. Ms. Whiteman used to have a masonry chimney but now wants to put a stainless steel pipe and clapboard. The basement is a stone foundation. Mr. McCartney asked will they build new from the first floor up. Mr. Ruchti replied where there are two fireplaces now there will be only one. They will abandon the shallow one. Ms. Smith clarified that what will stick out from the roof will be clapboard like next door. Robert Conn is the neighbor in the other half of their unit. At the next meeting they will submit an application to remove the propane tank and gas meter and install a Generac. Ms. Street said the commission authorizes her emergency repair. She requested that this be added to the application they will submit so it can be noticed for next month. Ms. Whiteman thanked the commission. (7:42pm)

Mr. McCartney brought up that this was an example of demolition by neglect and they spoke of other examples in town and how this could be addressed.

**Review of old certificates:** #773, 148 Whitfield close to completion. Ms. Buchanan and Mr. McCartney will walk it. #638, 127 Whitfield expired 6/18/14. The application will stay.

Mr. McCartney made a motion to adjourn the meeting at 7:50 p.m. Ms. Buchanan seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 15<sup>th</sup> November, 2017 at 7:00 p.m. in the Guilford Community Center.

Respectfully submitted,

Susan Gomez  
Substitute Recording Secretary  
For Katharine Stewart