

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 15th November, 2017

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 15th November, 2017 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:03p.m. Clerk Randall McCartney read the legal call of the meeting. Alternates Buchanan and Mancini were appointed to act in the absence of regular members.

#783 - Leigh Whiteman and Jefri Ruchti, to carry out renovation of the north side of a residential condominium including, but not limited to, replacement of the fireplace chimney stack and replacement of siding and trim, all on property located at 89-91 Fair Street, Assessor's Map 46, Lot 29:

Leigh Whiteman and Jefri Ruchti were present. Ms. Whiteman reminded the Commission that she had attended last month's meeting due to an emergency repair which was needed on her chimney stack. It was badly deteriorated and had to be removed and replaced-in-kind, which the Commission had approved. Now Ms. Whiteman said she wished to install a new gas meter, a vent for a new gas boiler, two bathroom exhaust vents on the north side of the roof, and to replace rotted sills, clapboards and window framing on the house. Also a new Generac generator. Ms. Whiteman said the existing electric meter and its screening shrub and the a/c condenser would be unchanged. A basement window with on-demand water heater pipes will be filled in. A basement window on the rear will also be filled in. An existing propane tank will be removed. Regarding the bathroom exhaust vents Mr. Ruchti said at present these just vented into the attic and he would like them to be properly vented through the roof. He added that there was a lot of rot around the doors and sills so he was just replacing this – a replacement-in-kind. Mr. McCartney asked if the trim would be visible from the street. Ms. Whiteman replied yes. She added that all this work was behind the a/c condenser except for the city gas so it would not be very visible. Ms. Street said she was curious about the rot on the building since it was relatively new. Mr. Ruchti replied that the original construction had not been good quality. Ms. Street asked if it was stained or painted. Mr. Ruchti replied he believed painted. No-one spoke for or against the application. Later, during the regular meeting, Mr. Cunningham made a motion, seconded by Mr. McCartney, to approve the application as submitted. Subcommittee appointed is Randall McCartney and Michael Mancini. The motion to approve was carried unanimously with Cunningham, McCartney, Buchanan and Mancini voting in favor.

#784 - Matthew Scialabba, to remove a fence and install a shed on property located at 87 State Street, Assessor's Map 47, Lot 30:

Matthew Scialabba submitted copies of a drawing of his proposed shed. He said this would be located to the rear of the property where the dumpster is currently located. The dumpster would be located further back in the parking lot so it would not be visible. The shed would face State Street and Mr. Scialabba said he would dress it up with a window box. Windows will match existing (Anderson). Ms. Street pointed out that the windows which were visible from the street were a double-hung style so she would prefer this. Mr. Scialabba said he would

install whatever siding the Commission recommended. Ms. Buchanan asked how tall the shed was. Mr. Cunningham estimated 12' – 13'. Ms. Street said the existing buildings had vinyl siding. Mr. Cunningham thought the shed would look better in wood. Ms. Street asked shake or clapboard. Mr. Scialabba replied clapboard would match the other buildings. Mr. Scialabba asked if the shed should be painted to match existing buildings. Mr. Cunningham felt that it could be in a contrasting color. Ms. Street pointed out that there were height limits for accessory buildings, that a variance might be needed for the set back, and there could also be lot coverage issues. The Commission felt if any of these issues required changes to the project these would have to be brought back to the Commission for approval. Ms. Street thought these issues could change the design of the project enough that the Commission could not approve it tonight. Mr. Cunningham said it could be approved with the stipulation that any changes be brought back to the Commission for review/approval. He recommended that the shed be located on a site plan. During discussion Mr. Scialabba stated that rather than carrying out this proposal he could just buy a cheap shed from a DIY store and place this on site. Mr. Cunningham replied that he would still need a building permit. No-one spoke for or against the application. Later, during the regular meeting, during discussion Ms. Street said the Commission would normally ask if the schematics had been approved by the Zoning Enforcement Officer. She suggested that the applicant should resolve the various issues involved and return to the Commission next month. Mr. McCartney felt if the Commission took this stance the applicant would just buy an unattractive shed from a DIY store. Mr. Cunningham believed that the applicant wished to install a nicer looking shed. Mr. McCartney made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) The side of the shed facing State Street should have barn sash windows with 4-6 lites; 2) Windows are to match the facade of the existing building facing State Street. 3) shed is to be clad in cedar clapboard 4" to the weather; 4) trim to be 3½"; 5) Shingles should match existing; 6) The following items are to be reviewed with and approved by the subcommittee before work begins: a) Any exterior lighting; b) any changes to the design and/or location of the shed; c) A site plan showing the final location and height of the shed; d) a copy of the building permit issued by the Town of Guilford. 7) This approval is granted subject to approvals being granted by all other relevant town agencies. 8) Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with Cunningham, McCartney, Buchanan and Mancini voting in favor.

The public hearing was closed at 7:38p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 18th October, 2017. Ms. Buchanan seconded the motion and it was carried with 3 votes in favor. Cunningham and Mancini abstained since they were not present at the October meeting.

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

Correspondence: No correspondence was received.

Public Relations: No report.

Discussions: **1) Solar Panels:** Ms. Street suggested that the Commission should write some guidelines which could be given out to solar panel applicants. She felt very strongly that the color of the substrate would be key. She also thought that a new roof would be part of most projects. Ms. Street said everyone needed to realize that the Commission would want to see these two things together. Mr. Cunningham did not feel that the color of a solar panel had to match the roof color exactly and that sometimes a contrast may work out. He added that the Commission would have to review each application individually. Ms. Street said color was a major design issue and the most of what the Commission did. She volunteered to draft some guidelines for discussion at the next meeting. Mr. Mancini mentioned that he had done some reading on this topic and learned that white solar panels were the most efficient. Ms. Street noted that a lot of things hinged on the idea of permanent versus temporary. Perhaps solar panels were temporary because the technology would change. Ms. Street said the Commission should be considering the reversibility of installations.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 10/18/17, \$26; Katharine Stewart, secretarial services. Mr. Cunningham seconded the motion and it was carried unanimously.

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

- #665 Zuse/Page, 72 Church, expires 2/18/15 – rear addition (SS)
- #682 Charles/Maika Johnson, 27 High, expires 6/17/15 – porch/fence/patio (RJM)
- #703 Health Options, 133 State, expires 2/17/16 – entry way (RWM)
- #712 Ken Horton, 66 High, expires 5/20/16 – mill building renovation (AS/MM)
- #732 Ellen Tillotson, 38 Fair, expires 1/18/17 – windows (RJM)
- #738 Women & Family Life Center, 96 Fair, expires 5/17/17 – driveway/fence (JC)
- #740 Carolyn Marlowe, 37 Park, expires 6/21/17 – roof (MM)
- #746 Peter Cowie, 55 South Fair, expires 8/16/17 – fence – fence will not be installed.
- #762 James Shanley, 164 State, expires 10/18/17 – exterior alterations (JC/SS)
- #764 Pasquale/Patricia Capone, 285 Whitfield, expires 2/21/18 – gas/window (MM/RWM)
- #765 Peter Pflug, 188 Whitfield, expires 2/21/18 – exterior renovations (JC/AS)
- #767 Peter Pflug, 188 Whitfield, expires 3/21/18 – exterior alterations/garage (RWM/AS)
- #773 PMM, LLC, 148 Whitfield, expires 6/11/18 – addition/parking (RWM/TB)
- #777 Robert/Laureen Conn, 89 Fair, expires 8/15/18 – gas meter (RWM)

The meeting was adjourned at 8:16p.m.

The next meeting of the Historic District Commission will be held on Wednesday 20th December, 2017 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary