

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 4th December, 2019

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 4th December, 2019 at 7:00p.m. in the Guilford Community Center with Chairman Randall McCartney presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:00p.m. Clerk Teresa Buchanan read the legal call of the meeting. Alternate Michael Sulzbach was appointed to act on Application #825.

#824 – Fair Street Advisors, to install an outdoor advertising sign on property located at 101 Fair Street, Assessor's Map 46, Lot 27: Vincent Esposito introduced himself saying he had resided in Guilford for 12 years, that he had renovated 101 Fair Street and was moving his business over there from 80 Broad Street. He added that he was not looking to change the building but just wanted to install a sign. Ms. Buchanan queried the location of the sign. Mr. Esposito replied that it would be just off the corner of Route One and Fair Street. Ms. Street asked if there would be lighting. Mr. Esposito replied that there would be lighting on the ground but not on the sign. This would be spot lights shining up on the sign. Mr. Cunningham asked if they would be on a timer. Mr. Esposito replied yes, that the lights would go off at 11:00p.m. Mr. Cunningham asked if this could be changed to 10:00p.m. and Mr. Esposito said yes. Ms. Buchanan queried the sign size since several sizes were given on the application. Mr. Esposito replied 2' x 2'. Mr. McCartney asked if the sign had been reviewed by the Zoning Enforcement Officer. Mr. Esposito replied yes and that she had approved it. Ms. Buchanan asked about material. Mr. Esposito replied brushed stainless metal. Mr. Cunningham asked about the lighting fixtures. Mr. Esposito replied that it would be LED lights but he did not know the wattage.

IN FAVOR: No-one spoke in favor of the application

OPPOSED: Michael Sulzbach, 85 Fair Street, said he was not sure if he was for or against the application. He pointed out that Fair Street was a residential street and that there had been problems with this property in the past. Also, employees from adjacent commercial properties park on the street all day so he was concerned about the use of this building. He believed that all businesses were required to provide off street parking. Mr. Sulzbach was also concerned about illumination on the south side of the sign. Ms. Street asked which way the sign would be facing. Mr. Esposito replied north – south, i.e. perpendicular to Route One. As you drive up Fair Street the sign will not be facing you.

Mr. Esposito stated that he would like to keep the neighbors happy and that he was trying to be a good steward of the property and neighborhood.

#825 - Brett Porter, to install solar panels on a dwelling located at 33 Church Street, Assessor's Map 39, Lot 45: Brett Porter said he thought he had included solar panels in his earlier application but found he had not. He submitted a drawing of a revised layout for the solar panels (Exhibit #825-1). These will be all black panels. Ms. Street asked about shading from trees. Mr. Porter replied that the trees were in bad shape and probably several would have to be taken down. Mr. McCartney queried the roof color. Mr. Porter replied charcoal. No-one spoke for or against the application.

The public hearing was closed at 7:27p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

DELIBERATION OF PUBLIC HEARING ITEMS.

#824 – Fair Street Advisors, to install an outdoor advertising sign on property located at 101 Fair Street, Assessor's Map 46, Lot 27: Mr. Cunningham thought the sign was nice but said he would like a cut sheet for the lighting fixture with details of wattage and color. Ms. Buchanan made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) The lighting fixture must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with Buchanan, Cunningham, Migani and Street voting in favor. Alternate Sulzbach was not appointed to act on this application and so did not vote.

#825 - Brett Porter, to install solar panels on a dwelling located at 33 Church Street, Assessor's Map 39, Lot 45: Mr. Migani felt the location of the solar panels was the best one that could be chosen. Mr. Cunningham said having all black panels would be good. Ms. Street made a motion, seconded by Mr. Migani, to approve the application as submitted with the following stipulations: 1) The solar panels are to be black with black grids. 2) Subcommittee appointed is John Cunningham and Ann Street. The motion to approve was carried unanimously with Buchanan, Cunningham, Migani, Street and Sulzbach voting in favor.

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 16th October, 2019. Ms. Street seconded the motion and it was carried with 4 votes in favor. Ms. Buchanan and Mr. Sulzbach abstained since they were not present at the October 16th meeting. Mr. Cunningham made a motion to accept the Special Meeting Minutes of 30th October, 2019. Ms. Buchanan seconded the motion and it was carried with 4 votes in favor. Mr. Migani and Mr. Sulzbach abstained since they were not present at the special meeting.

18 Graves Avenue, Assessor's Map 40, Lot 18 – informal review of special permit application to convert existing vacant industrial building to a dwelling with two residential units: Referring to the special meeting which the Commission held on this proposal, Ms. Street said she felt it had been very helpful and that the Commission had written a letter to help the applicant come up with a better design which would fit in with the street. The Commission had recommended that an industrial look be retained which was what the property was before. Mr. McCartney noted that although this property was not within the historic district the Commission had been asked to comment on it by the Zoning Enforcement Officer. Copies of a rendering of the final design and a site plan were circulated. Mr. Cunningham reviewed the site plan and felt it met all the requirements.

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

Chairman's Report: Mr. McCartney said he had nothing new to report.

Budget Request 2020 – 2021: Mr. McCartney said he would file the budget request at the appropriate time.

Correspondence: Finance Department's monthly budget report through 9/30/19.

Public Relations: Mr. Migani said he had looked for the master for the awards documents but did not find it.

Discussions: 1) Change Commission Membership Requirements: Mr. McCartney said ideas were needed for new members. The Commission briefly discussed the residency requirements. Ms. Street noted that when the Commission was first formed it was felt there should be strong support from within the district for the Commission. She felt having 5 members from within the district was needed in order to represent both historic districts. Reducing this number might not be so good. Mr. Sulzbach said people were concerned when the Commission was first appointed but it quickly became a group that really tried to help people. Ms. Buchanan stated that she had one person she could approach about serving on the Commission.

Approval of Bills: Mr. Cunningham made a motion to approve the following bills: Shore Publishing, legal notice 12/4/19, \$34; Katharine Stewart, secretarial services. Ms. Buchanan seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: 1) #810 Women & Family Life Center, 96 Fair, expires 4/15/30 – windows: Mr. McCartney reported that this project had been completed and that a great job was done. **2) #814 Todd Seniff, 16 Fair, expires 5/20/20 – rear addition:** As sub-committee Mr. Migani reported that originally this applicant had intended to retain the existing windows and install triple track storm windows. Now the applicant wished to replace the windows with Marvin replacement windows. Mr. Migani said this would be an improvement but may change the profile of the windows and asked if a Certificate of Appropriateness application would be needed

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for this work. After discussion the consensus of the Commission was that since all the windows in the main house were being replaced that a new application should be filed. Mr. Cunningham disagreed saying that the new windows would be an improvement and he felt projects should not be made onerous for applicants.

Ms. Street made a motion to adjourn the meeting at 8:00p.m. Mr. Cunningham seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 15th January, 2020 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary