

## Draft Minutes

### TOWN OF GUILFORD Historic District Commission Minutes – 15<sup>th</sup> March, 2017

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

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

#### **PUBLIC HEARING**

The meeting was called to order at 7:05p.m. Clerk Randall McCartney read the legal call of the meeting.

**#766 - Thai Sweet Treats, an outdoor advertising sign on property located at 1060 Boston Post Road, Assessor's Map 46, Lot 27:** No applicant was present. Ms. Street read from the application which showed that the sign would be 24" x 36", material is Dibond (6mm), lettering is Pupcat regular Oz Handicraft in black with metallic gold outline. There was no request for lighting. No-one spoke for or against the application. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Mrs. Smith, to approve the application as submitted with the following stipulations: 1) No exterior lighting was requested or approved. If at any time the applicant wishes to install lighting this must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Subcommittee appointed is Susanna Smith. The motion to approve was carried unanimously with McCartney, Migani, Smith and Street voting in favor.

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**#767 - Peter Pflug, to add a second story addition to rear of house, remove rear central chimney, demolish and replace existing garage, install site and garage lighting, extend/repave driveway, and add two condensing units and enclosures, all on property located at 188 Whitfield Street, Assessor's Map 33, Lot 10:** Mr. Migani recused himself in order to make this presentation and submitted a copy of revised plans (Exhibit #767-1). Peter Pflug was not present. He briefly reviewed the existing site noting that there was a single story addition on the rear of the main house and a single garage at the rear. Mr. Migani said the application was a request to make the bump out across the rear into two stories. This would allow for a second bedroom which would make the project more economically viable. The driveway will be redone and the garage re-orientated so the opening was on the south side. Footprint is 24' x 32'. There will be a hedgerow to provide separation in the back yard – possibly evergreen or Japanese holly. Three post lights will be installed – 6ft. high. On the garage there will be uplights under the canopy and on its face downlit sconces. Mr. Migani said he thought board and batten siding would be better for the garage and more in keeping with the style of the main house. He said he did not wish the new garage to be too large or too tall. The building would be two-bay with a car port on either side with privacy screens so there was more of a garden element. Mr. Migani said his client wished to do a standing seam roof but this would depend on cost. The garage doors will be simple with a man door on the side. Overhangs will be 2' 10" so residents could walk undercover. Mr. Migani stated he had checked with the Zoning Enforcement Officer and no variances were needed for this project. Later in the meeting Mr. McCartney queried the garage height at the peak. Mr. Migani replied 22 feet. Ms. Street felt it was big compared to the house. Mr. Migani

replied that one would have an oblique view of the garage and he was also planning to install vegetative screening on one side. He added that the garage could be moved further back on the site, to the east. Ms. Street was unsure if separating the garage and main house would be a better look. Mr. McCartney said there were several carriage houses around town that were quite big compared to the main house. Mr. Migani felt the board/batten siding leaned more towards a carriage house. Ms. Street agreed that the house was too formal for a barn-style building. Regarding the height of the garage, Mr. Migani said he could flatten it a bit but then it would become more squat looking. Mr. McCartney felt dropping the roof would spoil the look of the garage. Mr. Migani said another option would be to minimize the width by reducing the size of the over-hangs. He further mentioned that the rear of the driveway may be chipseal or the applicant may install asphalt on the whole driveway.

Mr. Migani briefly reviewed the upstairs floor plan with the new 2-story bump out. It will look similar across the back to last month's application for a 1-story bump out. There will be single fenestration and detail will match the main structure. Ms. Street felt there would be minimal sightlines to see the second story. Details on light fixtures were not available.

No-one spoke for or against the application. Later, during the regular meeting, Ms. Street stated that the Commission could not deny anything that was allowed by zoning. The garage is allowed by right so the Commission could not deny that kind of use but could control what it might look like. Mr. McCartney made a motion, seconded by Mrs. Smith, to approve the application with the following stipulations: 1) The Commission will work with the applicant to request that the State Historical Commission waive its 90-day demolition delay requirement. To assist with this the applicant should provide to the Commission photographs of all 4 elevations of the garage to be demolished. 2) The following items must be reviewed with and approved by the subcommittee prior to purchase and/or installation: a) windows; b) all exterior lighting; c) screening for condenser units; d) garage roof material; e) garage doors; f) final driveway material. 3) Subcommittee appointed is Randall McCartney and Ann Street. The motion to approve was carried unanimously with McCartney, Smith and Street voting in favor. Mr. Migani recused himself and did not take part in the discussion or vote on this application.

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The public hearing was closed at 8:12p.m. and was followed immediately by the regular meeting.

## **REGULAR MEETING**

**#765 - Peter Pflug, to convert a single family residence back into two family residences. Work will include but is not limited to: new guttering, roof material, windows, front doors, porch lighting, removal of two rear chimneys, demolition and replacement of rear garage and driveway with site lighting, all on property located at 188 Whitfield Street, Assessor's Map 33, Lot 10:**

During the above presentation Mr. Migani mentioned several changes to this project. He said the skylights were not going to be installed. On the guttering across the first floor level Mr. Migani said the downspouts would be on the corners of the building so they were less visible. The existing window in the kitchen will be replaced so that it matches the new kitchen window being installed. Storm windows will be full height external storm windows.

**Public Forum: 1) 87 State Street, Assessor's Map 47, Lot 30:** With Matt Scialabba present, Ms. Street said a Certificate of Appropriateness (#624-14) was approved for this property in September

2014 to install a dormer addition on the rear section of the building. The work was never carried out and the COA expired in September 2015. Mr. Scialabba stated that the apartment was renovated about eight years ago. Since then he had moved out of the building but now he would like to move back and carry out the dormer addition. He also said he would like to change some of the windows that overlooked the parking lot, raising them higher off the floor to make them more child proof. After discussion the Commission felt that Mr. Scialabba should submit a new application which should include a cut sheet for the proposed new windows and a drawing of the proposed layout of the new windows.

**Approval of Minutes:** Mr. McCartney made a motion to accept the Minutes of 15<sup>th</sup> February, 2017. Mr. Migani seconded the motion and it was carried with 3 votes in favor. Mrs. Smith abstained since she was not present at the February meeting.

**Correspondence:** CT Trust for Historic Preservation, notice of CT Preservation Awards on 4/5/17 at 5:30p.m. at Keeney Memorial Cultural Center, Main Street, Wethersfield.

**Commission Openings:** Ms. Street reported that she had met with First Selectman Mazza to discuss the problems of finding people willing to serve on the Commission who lived within the historic district, met the requirements of the Certified Local Government program and who also were of the right political party. Concern was expressed because Teresa Buchanan was denied appointment because she was a Democrat and the opening on the commission was for a Republican. Following discussion Mr. Mazza agreed that in future appointment request could be submitted directly to his office and that the BOS would interview these candidates. The Commission agreed to request again that Teresa Buchanan be appointed as an alternate to fill a vacancy on the commission.

**Budget Request 2017-2018:** Ms. Street said a request had been made for \$4,200 and this was reduced to \$4,120. She said the State was hoping to have local towns make contributions towards teachers' pension funds which in the past were paid for by the State and Ms. Street said she was unsure what the future held for Guilford and the Commission's budget. The Commission again discussed the question of charging different levels of application fees depending on the complexity of the proposed project. The Commission felt it did not have the staff to accomplish this and that the amount of extra funding this would generate would be very small.

**Approval of Bills:** Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 2/15/17, \$40; Royal Printing Service, HDC envelopes, \$104; Katharine Stewart, secretarial services. Mrs. Smith seconded the motion and it was carried unanimously.

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

- #701 William Thompson/Gefken, 265 Old Whitfield, expires 12/20/15 – new house
- #727 Kaye Zuckerman, 15 South Fair, expires 11/16/16 – windows
- #739 Guilford Savings Bank, 1 Park, expires 5/17/17 – signs
- #743 Fair Street Condominium Association, 18 Fair, expires 7/19/17 – gutters
- #753 Onyx of Madison, LLC, 20B Church, expires 9/20/17 – signs
- #755 Diana Caty, 1 State, expires 9/20/17 – solar panels

**#763 James/Ann Rae, 180 State, expires 12/19/17 – fence, lamp post (SS):** Mrs. Smith said she had talked to this applicant and learned that he planned to install an inexpensive-style fence and she asked if this would be acceptable. The Commission said yes. Mrs. Smith said the applicant wished to make some changes to his project and it was agreed that a new Certificate of Appropriateness application would be needed for this work.

The meeting was adjourned at 9:15p.m.

The next meeting of the Historic District Commission will be held on Wednesday 19<sup>th</sup> April, 2017 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart  
Recording Secretary