

Draft Minutes

TOWN OF GUILFORD  
Historic District Commission  
Minutes – 20<sup>th</sup> June, 2018

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 20<sup>th</sup> June, 2018 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: John Cunningham, Randall McCartney, Ann Street and Alternate Teresa Buchanan.

Excused: Susanna Smith. Absent: Reno Migani and Alternates Michael Mancini and Michael Sulzbach.

**PUBLIC HEARING**

The meeting was called to order at 7:00p.m. Acting Clerk Randall McCartney read the legal call of the meeting. Alternate Teresa Buchanan was appointed to act in the absence of regular members.

**#796 – Diana C. Caty, to install a generator on the west side of a detached garage on property located at 1 State Street, Assessor’s Map 40, Lot 96:** Michael Caty presented a catalogue cut on the proposed Generac Guardian Series residential standby generator (Exhibit #796-1). He explained that the conduits in the photograph of his garage indicated where the generator would be located. It will be surrounded by landscaping and a privet hedge will be installed along State Street. Generator size is 48” x 25” x 29”H. Ms. Buchanan asked if there were any other possible locations. Mr. Caty replied that this really was the only suitable place because there was not enough space on other sides of the garage and locating the generator by the house would be problematic. Mr. Caty mentioned that he had talked to his neighbor about noise since the generator would be run once a week for 5 minutes. Noise will not be excessive. 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 as submitted. Subcommittee appointed is Teresa Buchanan. The motion to approve was carried with McCartney, Street and Buchanan voting in favor. Due to a professional relationship with the applicant, Mr. Cunningham recused himself and did not take part in the discussion or vote on this application.

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**#797 - Town of Guilford, to demolish a 2-car garage on property located at 52 Church Street, Assessor’s Map 39, Lot 39:** Steve Neydorff, Town of Guilford Facilities Department, said he had been instructed by the First Selectman to begin the demolition process. He explained that the Town had no real need for the garage. Although there was no long term plan in place for the property yet, Mr. Neydorff believed that the fence may be removed and additional parking installed for the Community Center. He said that the garage was far back on the property so it was not very visible from the street. Ms. Street explained that a demolition invoked a 90-day delay of demolition from the State Historical Commission but that the local commission could request that this be waived. Although not part of this application Ms. Street said she would be concerned about the state of the

house on the property and said that creating gaps in the streetscape was a bad thing to do. Mr. Cunningham believed that the Town would develop a master plan for the property at a later date. No-one spoke for or against the application. Later, during the regular meeting, during discussion Ms. Street felt the demolition could be approved because the garage was not an historic building having been built in 1995, it was in a state of disrepair and it was far enough back from the street to not be an asset to the streetscape. Mr. McCartney made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulation: 1) The Commission will work with the applicant to request that the State Historical Commission waive its 90-day delay of demolition requirement. To assist with this the applicant should provide photographs of all 4 elevations of the garage. 2) Subcommittee appointed is Ann Street. The motion to approve was carried unanimously with Cunningham, McCartney and Buchanan voting in favor.

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The public hearing was closed at 7:15p.m. and was followed immediately by the regular meeting.

### **REGULAR MEETING**

**Approval of Minutes:** Mr. McCartney made a motion to accept the Minutes of 16<sup>th</sup> May, 2018. Ms. Street seconded the motion and it was carried with two votes in favor. Ms. Buchanan and Mr. Cunningham abstained since they were not present at the May meeting.

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

**Correspondence:** National Alliance of Preservation Commissions' notice of Forum 2018 (July 18-22, 2018 in Des Moines, Iowa); Finance Department's monthly budget report through 4/30/18; letter from Randall McCartney, 50 High Street, requesting a 6-month extension to COA #697-17. Ms. Buchanan made a motion to approve this request. Mr. Cunningham seconded the motion and it was carried with 3 votes in favor. Mr. McCartney recused himself and did not vote on this request.

Ms. Street reported that she had attended a Freedom of Information workshop sponsored by the Town of Guilford. This had focused on executive sessions. Ms. Street said she found it interesting that the public record included emails among commission members and minutes from subcommittees of two or more members of a commission. Ms. Street noted that the Historic District Commission rarely conducted business in executive session but she advised members to be careful in what they said when talking to non-commission people. When talking to prospective applicants commission members should keep to discussion of process and not offer any opinions. Ms. Street also pointed out that Connecticut was one of a few states that had an actual Freedom of Information commission.

**164 State Street:** This property owner wished to install a ductless heat pump but Ms. Street said it would not be visible from the public street or way so a Certificate of Appropriateness was not needed.

143 State Street: Ms. Street said this property owner wished to replace his rear deck. This, too, was not visible from the public street or way so a Certificate of Appropriateness was not needed.

**Approval of Bills:** Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 5/16/18, \$35; 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:-

#785 Lynn Sanchez, 95 Fair, expires 1/16/19 - kitchen renovation (RWM)

#789 Breakwater Books, 81 Whitfield, expires 3/20/19 – sign (AS)

**#774 Elena/Robert Phillips, 39 South Fair, expires 6/20/18 – addition/deck:** As subcommittee Ms. Buchanan said she would contact this applicant as it did not appear as though any work had been done.

**#788 Jeremy/ Bayard Cutting/ Ellen Lange, 149 State, expires 3/20/19 – fence:** Ms. Street did not feel the gate in this fence had been installed correctly since it was supposed to have been close to invisible. As subcommittee Mr. Cunningham said he would review this matter.

The meeting was adjourned at 7:35p.m.

The next meeting of the Historic District Commission will be held on Wednesday 18<sup>th</sup> July, 2018 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart  
Recording Secretary