

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 16th August, 2017

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 16th August, 2017 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: John Cunningham, Randall McCartney, Reno Migani and Ann Street. Joining the meeting in progress were Alternates Teresa Buchanan (7:01p.m.) and Michael Mancini (7:05p.m.). Excused: Susanna Smith and Alternate Michael Sulzbach.

PUBLIC HEARING

The meeting was called to order at 7:00p.m. Clerk Randall McCartney read the legal call of the meeting. The Commission agreed to change the order of the agenda to take the smaller projects first.

#778 - Robert E. Drew, to install a gas furnace and two condensing units, all on property located at 47 Fair Street, Assessor's Map 39, Lot 27:

Robert Drew introduced himself and said he was representing his wife Mary Gunther, the property owner. He explained that he wished to convert from an oil furnace to gas. In addition he wished to install air-conditioning which would require two condenser units. These would be 32" x 32" x 34"H and 34" x 34" x 40"H and would be located on either side of the house. Mr. Drew said they could be located together on one side of the house but having one on either side was better. He added that all piping would be internal. Also a gas meter was installed approximately in the middle of the north side some time ago when gas service was first installed on his street. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. Cunningham felt screening of the condenser units was not needed because they would be located half way down the house. Mr. Cunningham made a motion, seconded by Mr. Migani, to approve the application as submitted. Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with Cunningham, McCartney and Migani voting in favor.

#779 - Glenn R. Gundersen Company, to remove and replace an existing front door with sidelights and steps, on property located at 167 State Street, Assessor's Map 46, Lot 122:

Glenn Gundersen stated that he was representing property owner Nicholas Renouf. He said he would be replacing the front steps and railing in-kind. The proposed door will be almost exact to the existing door. Mr. Gundersen said the existing door had originally been on a porch and was never meant to be an outside door. He added that he would try to make the new door as close to the existing door as possible. Ms. Buchanan asked if there would be a porch light. Mr. Gundersen replied no. No-one spoke for or against the application. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) No exterior lighting was requested or approved. If, in the future, exterior lighting is required it 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 Cunningham, McCartney and Migani voting in favor.

#776 – First Congregational Church, to install a free-standing barn on property located at 19 Church Street, Assessor’s Map 39, Lot 46: Mark Twombly said he was representing the First Congregational Church. The church wished to install a storage shed adjacent to the parking lot in order to create more storage space. The shed will be of 2 x4 construction with shiplap pine siding and asphalt roof shingles. There will be no electricity. Also, no foundation but instead the shed will be on a pad of crushed stone. Windows will be inoperable barn sash. Orientation will have the two end doors facing east. Ms. Street said she had talked to Mr. Twombly earlier and asked for photographs of the view from Broad Street to illustrate how much of the shed would be visible (Exhibit #776[1]). Ms. Street had thought the shed might be located immediately behind the memorial garden which would not be a very attractive view. Mr. Twombly felt in summer that the shed would not be visible at all. He added that the shed could be moved as long as there was access to the doors. Ms. Street asked Mr. Twombly if he had researched lot coverage with the Zoning Enforcement Officer. Mr. Twombly replied no as he had not been aware that this could be an issue. Parishioner Barbara Johnson said she believed the lot was three-quarters of an acre. Ms. Street queried height and Mr. Twombly replied 15ft. Mr. Cunningham suggested screening the dumpsters. Mr. Twombly pointed out that they were way over at the end of the parking lot. Mr. Cunningham recommended installing an ell at the dumpsters in the same material as the shed. Mr. Twombly replied that he could ask his Building Committee about this but they would have concerns about an enclosure being damaged by the garbage company. Referring to the foundation Ms. Street said she would have concerns about ventilation issues and moisture coming up from the gravel. Mr. Twombly replied that there would be breathing room underneath. Mr. McCartney queried lighting. Mr. Twombly replied that there would be none right now. In the future there might be a battery powered light but nothing on the exterior. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. Cunningham again recommended having an ell on the dumpsters, in the same detail as the shed. Ms. Street was concerned that looking across the memorial garden which was formal one would see a very informal building and wondered if more plantings were needed. Ms. Buchanan suggested moving the shed closer to Church Street (west). Mr. Cunningham felt there was not enough room for more plant material and suggested leaving it as is. Mr. Twombly said it was 13ft. from the edge of the parking lot. Mr. Cunningham then recommended a small planting strip. Mr. Cunningham made a motion, seconded by Mr. McCartney, to approve the application as submitted with the following stipulations: 1) The Commission recommends that an ell section be installed around the dumpsters in the same material as the storage shed. 2) A planting bed with evergreen material should be installed on the church property, as close to the existing plant material as possible while still allowing access to the storage shed doors. 3) No exterior lighting was requested or approved. If in the future exterior lighting is required it must be reviewed with and approved by the subcommittee prior to purchase and installation. 4) This approval is granted contingent upon this proposal complying with all relevant building regulations. 5) Subcommittee appointed is John Cunningham and Ann Street. The motion to approve was carried unanimously with Cunningham, McCartney and Migani voting in favor.

#775 - Bronson Platner, to install a radon mitigation system and a gas meter, all on a dwelling located at 89 Fair Street, Assessor’s Map 46, Lot 29 (continued from 7/19/17): Ms. Street reminded the Commission that this application had been reviewed last month but more information was needed before making a decision. The final location of the radon mitigation system was unknown and there was the question of the authority of asking for a Certificate of Appropriateness with regard to the condominium association. Ms. Street said the application would be approved for Bronson Platner and then the new owner could take it over. A second application for the gas meter was filed separately by the new owner. Robert Conn stated that he was the new property owner. He

said the final location for the radon mitigation system would be on the rear of the house. No-one spoke for or against this application. Later, during the regular meeting, during discussion the Commission determined that since the radon mitigation system would be located on the rear of the house it was not visible from the public street or way and, therefore, did not fall within the Commission's purview. The gas meter has been applied for under Certificate of Appropriateness Application #777. Mr. McCartney made a motion, seconded by Mr. Cunningham, to deny this application without prejudice. The motion to deny without prejudice was carried unanimously with Cunningham, McCartney and Migani voting in favor.

#777 - Robert and Lauren Conn, to install a gas line and meter on property located at 89 Fair Street, Assessor's Map 46, Lot 29: Robert Conn said that the gas company had said there was only one area where the gas meter could be located which was on the front of the house to the left of the front door and he submitted information on this (Exhibit #777[1]). This location will be behind a hedge. Mr. McCartney asked if the screening would be year round. Mr. Conn replied yes. Ms. Buchanan queried a vent. Mr. Conn replied that all venting would be on the rear of the house. Mr. Cunningham requested that if for any reason the planting material died that it be replaced with the same species. Jefri Ruchti, 91 Fair Street, said that he, Leigh Whiteman and Robert and Lauren Conn formed the new condominium association and that they supported this application collectively.

IN FAVOR: A letter was received from Leigh Whiteman and Jefri Ruchti, 91 Fair Street, stating that they supported this gas meter application as fellow members of the condominium association.

No-one else spoke for or against the application. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Mr. Migani, to approve the application as submitted with the following stipulations: 1) If for any reason the screening material for the gas meter should die it must be replaced with the same species. 2) Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with Cunningham, McCartney and Migani voting in favor.

The public hearing was closed at 7:40p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Public Forum: 1) Preliminary discussion with Attorney Jon. P. Leckerling regarding installation of solar panels to the education building attached to the rear of the Congregational Church at 110 Broad Street, Map 39, Lot 47, Zone R-1: Ms. Street reminded the Commission that last spring she had circulated information on solar panels. Since then solar panels had been installed at 1 and 62 State Street. She felt the Commission should educate itself on this topic, possibly with a training session in October, and circulated copies of solar guidelines from the City of Hartford. Jon Leckerling introduced himself, George Arnold and Bob Howard. He circulated copies of a Certificate of Appropriateness application that would be filed to install solar panels on the south roof of the educational building. Mr. Leckerling showed a map of the area with existing solar installations highlighted. He also showed photographs of an installation on a congregational church in Old Lyme, noting that the installer was well recommended. The installation will be for 74 panels which will generate 100% of the electricity needed at virtually no cost. The church would have a 15-year power purchase agreement with the installer. Ms. Street wondered if the church might want to remove this installation down the road if it became obsolete because of newer, better technology. Mr.

Cunningham said he would like to see photographs of past installations by the installer. Ms. Street explained that the Commission's issue would be what the installation would look like. One's experience of a roof was that it was just capping a building unless something made one's eye go up. Normally one just saw a dark shadow shape. Ms. Street believed that over time the panels would blend in and people would stop noticing them unless they were not covering the roof fully. Mr. Leckerling mentioned that there would be two different ways to stop snow falling. Mr. Migani said the Commission would need to see the proposed panel layout. **2) 66 High Street, LLC - Discussion of pool/clubhouse at 25 Halleck Street, Map 33, Lot 63, for residences at 66 High Street :** Ms. Street reported that she had had a conversation with the Zoning Enforcement Officer regarding design review of this project. Although this property was not within the historic district it could be argued that it was part of the 66 High Street development which was within the district and was reviewed extensively by the Commission. ZEO had said the Commission could attend the PZC meeting and make comments. Mr. McCartney suggested the Commission could send a letter. Mr. Migani said he had talked to the developer and learned that the existing house on the property would be kept as is. The developer did not wish to make changes in the neighborhood but thought of re-siding the building to match 66 High Street. Mr. Migani said he had advised against this but said instead that the building should complement 66 High Street. After brief discussion the Commission felt that since this property was not within the historic district and because several members would have a conflict of interest that this proposal should be reviewed by the Design Review Committee.

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 19th July, 2017. Ms. Buchanan seconded the motion and it was carried with 5 votes in favor. Mr. McCartney abstained since he was not present at the July meeting.

Correspondence: 1) 89-91 Fair Street: Ms. Street said she had talked to attorney Michael Sulzbach regarding the issues of receiving approval from the condominium association. Mr. Sulzbach had said it was not the Commission's job to research/read condominium documents. Instead the applicants should be asked if they had the full authority of the condominium association to make an application. If the response was in the affirmative then the Commission could proceed. If not then the application would be stalled. **2) 84 Fair Street:** Ms. Street reported that she had learned that a building permit was not needed for radon mitigation systems so this had been installed without the Commission's approval. Ms. Buchanan added that she had talked to the property owner who was given the same information. She had wanted the system on the rear of the house but the installer would not locate it adjacent to bedroom windows. Ms. Buchanan said the owner had offered to file an after-the-fact application. Ms. Street said it was an interesting question of what the Commission could do when no building department input was needed and so there was nothing to trigger an HDC review. Ms. Street felt the Commission did not really have control over gas meter installations and suggested writing guidelines for gas meters, condensers, etc. Ms. Buchanan thought the Commission had moved a significant number of meters to less visible locations. Both Mr. Cunningham and Mr. Migani said they were happy to review gas meter applications. Mr. Migani added that he had not heard any negative feedback on this topic. With regard to the radon mitigation system at 84 Fair Street it was recommended that the property owner be asked to paint this to match the house. **3) Connecticut Trust for Historic Preservation's newsletter "Connecticut Preservation News" for July/August 2017; notice of first annual golf classic, 9/22/17, Shennecossett Golf Club, Groton.**

Public Relations: No report.

Approval of Bills: Mr. Cunningham made a motion to approve the following bills: Shore Publishing, legal notice 7/19/17, \$26; Katharine Stewart, secretarial services. Mr. McCartney seconded the motion and it was carried unanimously.

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

- #691 James/Karen Scialabba, 87 State, expires 9/16/15 - dormer addition (RJM)
- #745 Richard Lewis, 29 Broad, expires 7/19/17 – reroof bowling alley (SS/AS)
- #768 Matthew Scialabba, 87 State, expires 4/18/18 – dormer addition (SS)

The meeting was adjourned at 8:45p.m.

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

Respectfully submitted,

Katharine Stewart
Recording Secretary