

## Draft Minutes

### TOWN OF GUILFORD Historic District Commission Minutes – 20<sup>th</sup> September, 2017

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 20<sup>th</sup> September, 2017 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: John Cunningham, Randall McCartney, Reno Migani, Susanna Smith, Ann Street and Alternate Michael Mancini. Excused: Alternate Teresa Buchanan. Absent: 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. Alternate Michael Mancini was appointed to act.

**#780 - Christopher McManus, to install a new garage door and rear deck, on property located at 45 Church Street, Assessor's Map 39, Lot 43:** Ms. Street said this application was semi after-the-fact because work had already begun on the deck. Christopher McManus stated that the existing garage door did not work very well. He said he was trying to replicate the style and panels with the new door which will be a vinyl overhead door. The deck will be 10' x 10' at the rear of the house. Mr. McManus felt it was not visible. However, Ms. Street said she had made a site visit and the deck could be seen obliquely. She asked if there would be any new lighting. Mr. McManus replied no. Ms. Street queried the driveway. Mr. McManus replied that it would be gravel. No-one spoke for or against the application. Later, during the regular meeting, Mr. Migani made a motion, seconded by Mr. McCartney, 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, Migani, Smith and Mancini voting in favor.

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**#781 - First Congregational Church, to install solar panels on the roof of the church school building, on property located at 110 Broad Street, Assessor's Map 39, Lot 47:** Jon Leckerling introduced himself and his installer Mark Waldo (Waldo Renewal Electric). Mr. Leckerling announced that the application was being changed to all black solar panels. He said this was being done in order to have an all black continual surface which he felt addressed one of the Commission's concerns. Mr. Waldo said the original layout of the panels had been changed and he submitted a new layout design (Exhibit #781-1) with the panels set in from the edge by approximately 17". Mr. Leckerling said last month there had been discussion about going right to the edge. However, this created an issue if one needed to use a ladder and he had been told to keep away from the edge. He

added that there would be all black panels on an all black roof so the picture frame would be minimal. Mr. Leckerling noted that the application also included information on railing and snow systems. Mr. Waldo submitted information on a SnowMax Bar (Exhibit #781-2). Ms. Street asked how high the panels would be off the roof and estimated 6". Mr. Waldo agreed noting the snow system would be approximately 2". He showed photographs of installations that he had completed in other towns. Mr. Leckerling showed a photograph with the solar panels photo-shopped in place. Ms. Street asked if the finish was matt and was told yes. Mr. Cunningham asked about the distance at the bottom of the panels to the roof edge. Mr. Waldo replied approximately 18" but said he did not wish to commit to a specific figure until he could actually lay out the panels and see how they fitted.

### **IN FAVOR:**

Parishioner Barbara Johnson stated that she felt the solar panels were a wonderful idea and that the building committee had tried to make this project as good as possible.

Parishioner Bob Howard felt that once the installation was completed people would forget about it and would not notice it. He thought it was an appropriate use and technology and that he hoped the Commission would approve it.

Parishioner Nancy Leckerling said she had recently attended a meeting with Senator Christopher Murphy who had said that it was up to states to be proactive. She advocated for this project in Guilford which could be a model for other communities.

Installer Mark Waldo said solar energy was a great and viable resource. He respected and appreciated what the Commission was doing.

Church Building Committee member George Arnold complimented Mark Waldo saying he had done a lot of research on this project. Mr. Arnold said he was very impressed with Mr. Waldo's work in other towns, and that he really cared about the aesthetics and design of the proposal.

**IN OPPOSITION:** No-one spoke in opposition to the application.

Later, during the regular meeting, during discussion Ms. Street said no matter what decision the Commission made there would be people in Guilford who would be for and against it. Mr. Cunningham felt the use of all black solar panels was much better and he did not think the snow shelf would be a problem. Mr. McCartney said once it was installed people would not notice it. Mr. Mancini thought black on black would be good. Ms. Street said the scale of the panels to the scale of the building was good. Mr. Cunningham made a motion, seconded by Mr. McCartney, to approve the application as submitted. Subcommittee appointed is John Cunningham and Susanna Smith. The motion to approve was carried unanimously with Cunningham, McCartney, Migani, Smith and Mancini voting in favor.

The public hearing was closed at 7:45p.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> August, 2017. Mr. Cunningham seconded the motion and it was carried with 5 votes in favor. Mrs. Smith abstained since she was not present at the August meeting.

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

**Correspondence: 1) 33-37 Fair Street:** Ms. Street reported that she had received a telephone call from George Spencer who had said the only way to make this property economically viable was to have a standing seam roof. Mr. Spencer had planned to attend tonight's meeting to discuss this but was not present. Finance Department monthly budget reports through 6/30 and 8/31/17; email invitation from Cliff Sahlin, 62 State Street, to attend a party on 10/1/17 (3-5p.m.) to highlight his new solar array.

**Annual Report 2016-2017:** Mr. Cunningham made a motion to approve the annual report as presented. Mr. McCartney seconded the motion and it was carried unanimously. Mr. McCartney suggested placing an article in the newspaper regarding the Commission's annual report to illustrate how positive the Commission was.

**Commission Openings:** Ms. Street said she felt new members should not be sought until after the November elections.

**Public Relations:** No report.

**Discussions: 1) Solar Panels:** Ms. Street asked if someone wished to install black panels on a brown roof would that be a problem. Black on black was almost unnoticeable. Mr. Cunningham recommended waiting until such a proposal was received and then seeing how the commission members felt about it. Ms. Street said she would like to understand the visual and color issue – the underlying roof versus the panel color - and thought the Commission could write regulations for this. She added that people usually had to install a new roof before installing solar panels so color could be tied in to this. Mr. Migani pointed out that the technology was constantly changing so if the Commission did something definite it might become a problem later on. Ms. Street felt something could be tied in to solar applications which involved a new roof.

**Approval of Bills:** Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice (8/16/17), \$43; Katharine Stewart, secretarial services. Mr. Cunningham seconded the motion and it was carried unanimously.

Mr. Cunningham made a motion to adjourn the meeting at 8:15p.m. Mrs. Smith seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 18<sup>th</sup> October, 2017 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart  
Recording Secretary