

Town of Guilford  
Historic District Commission  
Regular Meeting Minutes  
October 21, 2015

A public and regular meeting of the Historic District Commission was held on Wednesday, October 21, 2015 at 7:00 pm in the Town Hall with Chairman William Thompson presiding.

Present: Suzanna Smith, John Cunningham and William Thompson

Excused: Reno Migani, Randall McCartney and alternate Michael Sulzbach

**PUBLIC HEARING**

The meeting was called to order at 7:02 pm. Mr. Cunningham read the legal call of the meeting.

**#719 – Media Boom, to install an outdoor advertising sign on property located at 73 Church Street, Assessor’s Map 46, Lot 16:** Present was Mr. Frank Depino, 73 church Street. Mr. Depino showed the commission pictures of the sign he would be using. Mr. Cunningham asked if the sign was to be lit. Mr. Depino said he would like to up light the sign. Ms. Smith asked what the sign was made of. Mr. Depino replied that it is wood posts with a carveable Styrofoam. It closely resembles the previous sign located on the property.

**#720 – Thomas M. Pinchbeck and Bonnie Garmisa, to install solar panels on the roof of a barn located at 191 State Street, Assessor’s Map 46, Lot 120:** Present was Thomas Pinchbeck, 191 State Street, Guilford, CT. Mr. Pinchbeck described the barn as the largest on the property. The panels to be installed on the south sloop with little exposure to State Street. Mr. Pinchbeck reviewed the product to be installed and views with mock-up drawings. Mr. Michael Mancini, 141 Janeway Drive, Guilford, CT asked if Mr. Pinchbeck would be willing to share the cost and electricity with a neighbor. Mr. Pinchbeck’s response was he would consider it.

**#721 – John B. Carles, to install a gas hookup on property located at 35 State Street, Assessor’s Map 40, Lot 97.** Present was Mr. Carles, 35 State Street, Guilford, CT. Mr. Carles explained that he would be adding the heating system into the main body of the house; the gas hookup to be on the Market Street side of the property. Mr. Carles showed the Commission pictures of the Market Street side of the property as it exists today. Mr. Carles asked the Commission on behalf of Theresa Buchanan, a neighbor, if she would need to file an application with the Commission if the gas company would bring gas onto Market Street. Mr. Thompson said that Ms. Buchanan would have to appear before the Commission herself to address the question.

**#722- First Congregational Church, to install a 4 foot high picket fence on property located at 19 Church Street, Assessor’s Map 39, Lot 46:** Present was Barbara Johnson, 148 Broad Street, Guilford, CT representing the First Congregational Church Business Commission. Ms. Johnson reviewed photos of the property as well as a diagram of the property and the proposed fencing location. The photo’s also showed the type of fence and pickets to be installed. The pickets to be unpainted #1 grade cedar pickets. Ms. Smith questioned why the end caps are not being used on the posts. The Commission suggested that end caps not only look nice but they provide the purpose of deflecting water from the post.

**#723 - Diana C. Caty, to install a fence on the southern property line of property located at One State Street, Assessor's Map 40, Lot 96:** Present was Michael Caty, One State Street, Guilford CT. The proposed fence would be 6 foot wide cedar with square tops stained a color similar to the house trim. The fence would run from the wire to the old part of the house. The plan is to place it as close to the sidewalk as possible. The fence is needed by the property owner to deflect headlights coming out of the Library Parking Lot into the yard/patio. Barbara Johnson, 148 Broad Street, Guilford, CT commented as a neighbor that she would be in favor of the fence.

**#724 - Sungarden Investment Research, to install an outdoor advertising sign on property located at 88 Broad Street, Assessor's Map 39, Lot 36:** Present was Vincent Esposito. Mr. Esposito would like to replace the previous sign for his business. A light to shine on the sign made of wood post and foam sign. The commission felt that the lighting can be handled in a sub Commission.

**#725 - Raymond and Kristine L. Iglesias, to renovate a barn including a new 1-car garage, and addition of site lighting and fencing, all property located at One Broad Street, Assessor's Map 39:** Present was Mary Jo Kestner, AIA representing Campaigne Kestner Architects for Raymond and Kristin Iglesias. Ms. Kestner presented site drawings to the Commission for the garage addition to the barn as well as the fencing location and materials. The use of goose neck lighting on the garage was discussed. Up lighting of the trees and fence surrounding the driveway was also discussed. Additional lighting in the eaves of the barn to enlighten the ball court located on the property was also discussed. Michael Mancini, 141 Janeway Drive, Guilford, CT questioned how noticeable the ball courts were. The Commission agreed that the ball court needs to be re-noticed at the next meeting of the Historic District Commission.

**#726 - Dennis J and Linda M. Culliton, to renovate a southern rear addition on property located at 58 Fair Street, Assessor's Map 39, Lot 23:** Present was Mary Jo Kestner, AIA representing Campaigne Kestner Architects for Dennis J and Linda M. Culliton. Ms. Kestner presented site drawings highlighting the reestablishing of a door into to home for pedestrian access.

The public hearing was closed at 8:10 pm and was followed by the regular meeting.

## **REGULAR MEETING**

### **Discussion of Public Hearing**

**#719 - Media Boom, to install an outdoor advertising sign on property located at 73 Church Street, Assessor's Map 46, Lot 16:**

**MOTION:** Upon motion by Suzanne Smith and seconded by John Cunningham the Commission voted unanimously to approve the application #719.

**#720 - Thomas M. Pinchbeck and Bonnie Garmisa, to install solar panels on the roof of a barn located at 191 State Street, Assessor's Map 46, Lot 120:**

**MOTION:** Upon motion by John Cunningham and seconded by Suzanne Smith the Commission voted unanimously to approve the application #720. Randy McCartney to chair the sub Commission.

**#721 - John B. Carles, to install a gas hookup on property located at 35 State Street, Assessor's Map 40, Lot 97.**

**MOTION:** Upon motion by John Cunningham and seconded by Suzanne Smith the Commission voted unanimously to approve the application #721.

**#722- First Congregational Church, to install a 4 foot high picket fence on property located at 19 Church Street, Assessor's Map 39, Lot 46:**

**MOTION:** Upon motion by Suzanne Smith and seconded by John Cunningham the Commission voted unanimously to approve the application #722. With the stipulation that the fencing be offset 1 foot from the corner of the house. John Cunningham to chair the sub Commission.

**#723 - Diana C. Caty, to install a fence on the southern property line of property located at One State Street, Assessor's Map 40, Lot 96:**

**MOTION:** Upon motion by John Cunningham and seconded by Suzanne Smith the Commission voted unanimously to approve the application #723. Suzanne Smith to chair the sub Commission.

**#724 – Sungarden Investment Research, to install an outdoor advertising sign on property located at 88 Broad Street, Assessor's Map 39, Lot 36:**

**MOTION:** Upon motion by William Thompson and seconded by John Cunningham the Commission voted unanimously to approve the application #724 with the review of lighting to take place in subCommission. John Cunningham to chair the sub Commission.

**#725 – Raymond and Kristine L. Iglesias, to renovate a barn including a new 1-car garage, and addition of site lighting and fencing, all property located at One Broad Street, Assessor's Map 39:**

**MOTION:** Upon motion by William Thompson and seconded by John Cunningham the Commission voted unanimously to approve the application #725 with the final carriage house roof detail reviewed in sub Commission, the fence transitional element to be reviewed in sub Commission and favoring up lighting in the driveway review in sub Commission. John Cunningham to chair the sub Commission.

**#726 – Dennis J and Linda M. Culliton, to renovate a southern rear addition on property located at 58 Fair Street, Assessor's Map 39, Lot 23:**

**MOTION:** Upon motion by John Cunningham and seconded by Suzanne Smith the Commission voted unanimously to approve the application #726 as presented. Lighting of the walkway to be reviewed in sub Commission. Suzanne Smith to chair the sub Commission.

**Approval of August 19<sup>th</sup> Minutes.**

**MOTION:** Upon motion by John Cunningham and seconded by Suzanne Smith the Commission voted unanimously to approve the August 19, 2015 minutes as written.

**Public Forum**

Jim Portley, Town Engineer reviewed with the commission plans for the Water Street Municipal Parking Lot. The lot will have 157 parking spaces for all properties. It is intended to be pedestrian friendly and provide proper fire access to the residents on the 2nd floor of the buildings. Sidewalks to surround the buildings, a planted roundabout and a fire hydrant. Arrows to be painted on the pavement to direct traffic; improved traffic flow. The garbage bins will be relocated to a central enclosure. A proposal to move utilities underground has been

presented to the building owners; the cost of \$40K each would be incurred by the business owners. There are no structure changes to the historic buildings. The plan is to provide the same lighting fixtures as exist on the green.

**MOTION:** Upon motion by William Thompson and seconded by John Cunningham the Commission voted unanimously to provide a letter of recommendation from the Commission to Jim Portley in support of the improvements to Water Street Municipal Parking Lot.

**COA#582-13, 32 Church Street,** Tourism Kiosk discussion of additional roof for monitor terminal. Mary Jo Kestner, AIA representing Campaigne Kestner Architects described the roof as a fin which fits over the screen. It is a screen accessory made by the manufacturer.

**MOTION:** Upon motion by John Cunningham and seconded by Suzanne Smith the Commission voted unanimously to approve COA#582-13

**CORRESPONDENCE:**

None

**PUBLIC RELATIONS**

None

**COMMISSION OPENINGS**

None

**APPROVAL OF BILLS**

None

**MOTION:** Upon motion by Suzanne Smith and seconded by John Cunningham the Commission voted unanimously to adjourn the meeting at 9:00 pm.

Respectfully submitted

Sally J. Berezowskyj, Recording Secretary