

## Draft Minutes

### TOWN OF GUILFORD Historic District Commission Minutes – 18<sup>th</sup> November, 2015

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 18<sup>th</sup> November, 2015 at 7:00p.m. in the Town Hall with Chairman William Thompson presiding.

Present: John Cunningham, Randall McCartney, Reno Migani, Susanna Smith and William Thompson. Also present newly appointed Alternate Ann Street. Alternate Michael Sulzbach joined the meeting in progress (7:10p.m.).

#### **PUBLIC HEARING**

The meeting was called to order at 7:00p.m. Clerk Randall McCartney read the legal call of the meeting. Alternate Ann Street was appointed to act.

**#727 - Kaye Zuckerman, to remove existing windows and replace with new windows, on property located at 15 South Fair Street, Assessor's Map 32, Lot 70:** Peter Wuerth introduced himself stating that his father, Tom Wuerth, had been Guilford's town planner for many years and that his father had been in favor of preserving Guilford historically and would have appreciated the Commission's work. Mr. Wuerth said he was proposing to take out two small awning windows on the south side and one double-hung window. The new window will be a wood clad sliding window, 72" x 30". The new double-hung window will also be wood clad but shorter in size. Both windows are on the second story bedroom. The new windows will accommodate furniture in the bedroom and also provide a legal egress. Mr. Thompson asked if materials would be matched. Mr. Wuerth replied that he would save the vinyl siding and also his client had siding left over from an earlier project. No-one spoke for or against the application. Later, during the regular meeting, during discussion Ms. Street said there were a lot of other styles of windows that would meet the egress requirement. However, she did not know if there was a better alternative to tonight's proposal, noting that there was no room for a fan light to improve the look. Mr. Thompson felt if the windows were made too much of a feature that this would be unacceptable and that being neutral was better. He also thought making a feature of the windows would not help. Mr. Cunningham made a motion, seconded by Mr. McCartney, to approve the application as submitted. Subcommittee appointed is Reno Migani. The motion to approve was carried unanimously with Cunningham, McCartney, Migani, Smith and Street voting in favor.

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**#728 - Raymond and Kristine L. Iglesias, to install a sport court, including fencing, stone walls, landscape planting, and site lighting, all on property located at 1 Broad Street, Assessor's Map 39, Lot 71:** Mary Jo Kestner (CK Architects) showed a site plan of the property saying she wished to discuss a sports court and a sort of putting green with a synthetic surface, to be located on the western side of the property. Ms. Kestner said her client had recently discovered that maintaining a synthetic surface was almost as expensive as a regular surface so this might change. In addition the southwest corner will be marked with a low stone wall with a split rail fence extending down both property lines. Ms. Kestner circulated photo-

graphs illustrating proposed synthetic surfaces, sports courts, stone walls, split rail fences and lighting fixtures (Exhibit #728-A[1-14]). Ms. Street queried the surface of the sports court. Ms. Kestner replied that it would have a concrete underlay. She mentioned that there was lighting on the barn and that she would like to add lights to the side of the carriage house just to light the sports court – just bright enough for children to play on the court.

Susan Fields, Ultimate Landscaping, joined the meeting at 7:10p.m.

In response to a question Ms. Kestner said the split rail fence would be approximately 30 feet long. Mr. Thompson asked if there were trees behind the sports court. Ms. Kestner replied that there were some shrubs. Ms. Fields mentioned that some trees would be added – 4’-5’ tall. Mr. Cunningham queried the height above grade for the putting green. Ms. Fields replied that it would be at grade. Ms. Kestner said there might be a small berm behind the sports court so balls would roll forward. Mr. Thompson mentioned the lighting and a lighting discussion from last month’s public hearing. Ms. Kestner said last month she had been talking about lighting the pillars and some of the trees. Mr. Cunningham said a plant plan was needed listing each plant species/variety and indicating where it would be installed. Ms. Street felt the only person who would see the lighting was the neighbor to the south. Mr. Thompson asked if there would be lighting on the putting green and Ms. Kestner replied no. Mr. Migani asked if there would be 4 lighting fixtures on the carriage house and Ms. Kestner replied yes.

Peter Wuerth said that the fence at the corner of River and Broad Streets really impeded the sight line and wondered if anything could be done about this. No-one else spoke for or against the application. Later, during the regular meeting, during discussion Mr. Cunningham said he did not think much of this project would be visible from the public way. Mr. Thompson felt the key issue was that the lighting not create a problem. Ms. Street wondered if the lights should be on a timer and Mr. Cunningham concurred with this. Mr. McCartney suggested having a cut off time such as 10:00p.m. However, Ms. Street felt this could create friction between parents and children and she recommended letting the neighbors determine a time frame for the lights. Mr. Sulzbach suggested using a timer where the lights would turn off after a specific time frame, such as one hour, but could then be turned on again for another hour. Mr. Thompson recommended that the lighting be of a warmer color than that specified. He said the color chosen was very cold looking. Mr. Thompson made a motion, seconded by Mr. McCartney, to approve the application as submitted with the following stipulations: 1) The lighting should be 3000K or warmer and the final selection must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) The lighting for the sports court should be on a timer. 3) Any modifications to the lighting and plant layout must be reviewed with and approved by the subcommittee prior to purchase and installation. 4) Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with Cunningham, McCartney, Migani, Smith and Street voting in favor.

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**#729 - Jeffrey R. Babbin and Marlene B. Schwartz, to modify existing north side porch and entry; extend roofline; alter some materials and upgrade lighting, all on property located at 28 High Street, Assessor’s Map 33, Lot 77:** Mr. Thompson recused himself in order to make this presentation. He showed a site plan explaining that an addition was put on the back of the house a few years ago. There is a double porch and Mr. Thompson said he would like to extend

the roof line and give a little height to the porch so it was simplified visually. The same door and roof materials would be used. The reason for the change was aesthetics and some water issues. The porch was starting to rot because it did not drain properly. Moldings will be matched and the round column will be retained. As a fall back Mr. Thompson said he would like the ability to do a wood stoop with stone step but the preference would be for a bluestone tread with a masonry riser. Regarding lighting, Mr. Thompson said there might be a recessed light. Mr. Migani queried guttering. Mr. Thompson replied that guttering would be added on the low roof with a downspout on the back side. No-one spoke for or against the application. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Ms. Street, to approve the application as submitted with the following stipulations: 1) All new lighting must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with Cunningham, McCartney, Migani, Smith and Street voting in favor. Mr. Thompson 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 7:30p.m. and was followed immediately by the regular meeting.

### **REGULAR MEETING**

**Unfinished Certificates of Appropriateness:** The Commission agreed that the following projects had either been finished or the work had never been started and the Certificate of Appropriateness had expired:-

- #542 Alec/Teresa Buchanan, 2 Market, expires 10/15/14 – porch
- #582 Robert & Rebecca Bunting, 133 Whitfield, expires 8/15/12 – exterior alterations
- #601 14 Water Street Associates, LLC, 102 Broad, expires 4/17/13 – building renovations
- #609 Jeremy/Naomi Taylor, 71 Broad, expires 9/17/12 – steps/windows
- #628 Thatcher Zuse/Amanda Page, 72 Church, expires 5/21/14 – garage doors
- #645 Preston Maynard/Amy Goldfarb, 49 South Fair, expires 8/20/14 – patio, fence
- #646 Guilford Savings Bank, 1 Park, expires 9/17/14 – gas meter/generator
- #647 Russell Campaigne, 32 Church, expires 3/17/16 – kiosk
- #657 William/Wendy Zabel, 38 S. Fair, expires 12/17/14 – renovations/additions
- #659 66 High Street Guilford LLC, 66 High, expires 1/21/15 – demolish building
- #662 Town of Guilford, 31 Park, expires 3/18/15 – emergency generator
- #663 Town of Guilford, 31 Park, expires 3/18/15 – windows/doors
- #671 Michael/Diana Caty, 1 State, expires 4/15/15 – exterior alterations
- #674 Kenneth MacKenzie/Elaine Lewis, 15 Fair, expires 5/20/15 – fence
- #690 Dennis/Linda Culliton, 58 Fair, expires 9/16/15 – exterior alterations
- #692 Christopher/Shana Moore, 151 Whitfield, expires 9/16/15 – windows
- #693 Off the Green for the Home, 20B Church, expires 9/16/15 – sign
- #700 James/Cynthia Dwyer, 93 State, expires 12/16/15 – fence
- #706 Ken Horton, 66 High, expires 4/20/16 – demolish 2 buildings
- #714 Leonard/Dorothy Billing, 37 High, expires 6/15/16 – ramp

**Approval of Minutes:** Mr. Cunningham made a motion to accept the Minutes of 21<sup>st</sup> October, 2015. Mr. Thompson seconded the motion and it was carried with 3 votes in favor. McCartney, Migani and Sulzbach abstained since they were not present at the October meeting. Ms. Street also abstained since she was not serving on the Commission in October.

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

**Budget Request 2016-2017:** The budget request will be due in December so Commission members were asked to think about this topic.

**Correspondence:** Note from Susan Balestracci stating that the hot tub at 22 South Fair Street would now be located further back on the property so it would not be visible from the public way (COA#647-15).

**Public Relations:** Mr. Sulzbach suggested that the Commission should do a workshop on windows. Another idea was a workshop on lighting. Mr. Cunningham agreed to talk to a lighting company about making a presentation. Ms. Street thought the workshop could be co-sponsored by the Green Committee and/or the downtown merchants.

**Commission Openings:** Ms. Street agreed to contact Sara Nelson and Mrs. Smith said she would talk to Walter Weissborn.

**Approval of Bills:** Mr. Sulzbach made a motion to approve the following bills: Shore Publishing, legal notice 10/21/15, \$64.54; Sally Berezowskyj, secretarial services; Katharine Stewart, secretarial services. Mr. McCartney seconded the motion and it was carried unanimously.

The meeting was adjourned at 8:15p.m.

The next meeting of the Historic District Commission will be held on Wednesday 16<sup>th</sup> December, 2015 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart  
Recording Secretary