

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 16th March, 2016

A regular meeting of the Historic District Commission was held on Wednesday 16th March, 2016 at 7:00p.m. in the Town Hall with Vice-Chairman John Cunningham presiding.

Present: John Cunningham, Randall McCartney, Susanna Smith, Ann Street and Alternate Michael Mancini. Excused: Reno Migani. Absent: Alternate Michael Sulzbach.

The meeting was called to order at 7:03p.m.

Certified Local Government Program: 1) Review Final Reconstruction Plan for Water Street

Municipal Parking Lot: Mark Damiani, Assistant Town Engineer, showed the proposed reconstruction plan which he said would be funded by a grant. Mr. Damiani said he was proposing a concrete sidewalk with granite curbing around the buildings with a minimum width of 5ft. There will be 7 handicap spaces with detectable warning strips. Located on the northwest side will be a landscape island, 25ft. in diameter. Mr. Damiani said the existing pavement will be pulverized to provide a new base which will be regraded, repaved and restriped. Approximately 6 of the existing parking spaces will be lost. No new fire hydrant will be installed and storm drainage will remain the same. There will be two dumpster locations with a third dumpster on the southwest side being eliminated. Dumpsters will be enclosed with white vinyl fencing. There will be 21 LED 12ft. lamp posts in the same design as those located on the Guilford Green. Ms. Street wondered if the posts should be taller. Mr. Damiani replied that the posts would have a concrete base so they would be taller than the posts on the Green. Mr. Cunningham felt this area would be considered as residential parking so one would not want the posts to be too tall. Ms. Street said the scale of the posts needed to be appropriate and that cars set the scale here whereas pedestrians set the scale on the Green.

Regarding landscaping, Mr. Damiani said the merchants were comfortable with pots of plants along the sidewalk which could be taken in during the winter. Mr. Cunningham queried disposal of snow. Mr. Damiani replied that there were areas where snow could be piled but with the new sidewalks it may have to be trucked off site. Mr. Mancini thought this would be the preferred solution. He said at present snow was piled on site which make it difficult for handicap access. Mr. McCartney asked if the lights would be on all night. Mr. Damiani replied that he did not think so, perhaps lights would stay on until one hour after the businesses closed. Ms. Street pointed out that street lights were on all night. Mr. Cunningham felt the Town would be able to figure out what the appropriate hours should be. He asked if there would be rigid posts on the corners of the dumpsters and Mr. Damiani replied yes. Ms. Street stated that the color palette of the parking lot did not really include white so a white enclosure fence would be jarring and attention getting. Ms. Street said something was needed that would camouflage the dumpsters and that white vinyl was too fancy. Mr. Damiani replied that he could use a different color. Mr. Cunningham felt wood would look better than vinyl. He also recommended that the corner posts be installed in concrete so they would resist damaging. Mr. Damiani said he could use a foundation similar to the light posts. Mr. Cunningham stated that he wished the northwest dumpster could be angled better and suggested the nearby island be changed so a truck could make more of a direct turn into the area. Mr. Damiani replied that he could look at turning the dumpster a little. Mr. Cunningham suggested white cedar fencing which would weather to a silver color would look better than white vinyl. Mr. Mancini happened to mention that traffic from Augur's

pub exited through the southwest side of the parking lot. Mr. Damiani realized he had intended to install curbing across this area so that would have to be removed from the project. Mr. McCartney said he was in favor of the proposal, that he liked that the dumpsters had been moved, and that the lighting was great. He felt the dumpster enclosure should be white cedar. Mr. Cunningham asked if the lighting was a full cut off fixture. He then reviewed the lighting specifications and although it did not say full cut off it appeared to have this feature. Ms. Street reiterated that the dumpsters should not draw attention to themselves by their color. Mr. Cunningham asked that the Town provide a final design for the dumpsters. He advised Mr. Damiani to look at the dumpster enclosure at the Moxie restaurant in Madison. The Commission approved this project with the following recommendations: 1) The white vinyl fencing proposed for the dumpster enclosure does not match the color palette of the parking lot so it would be jarring and would draw attention to itself which would not be appropriate. Instead the Commission recommends using white cedar fencing. 2) In order to minimize damage from trucks the Commission recommends that the corner posts for the dumpster enclosure be steel posts filled with concrete and anchored in concrete. 3) A copy of the final design for the dumpster enclosure should be submitted to the Commission.

Public Forum: **1) D’Vine Restaurant, 25 Whitfield Street:** Tom Ammerman circulated copies of a proposed new sign. He said he wished to take out the glass on the existing sign post and replace it with the new sign. Everything will stay the same as existing except for different graphics on the signboard. After brief discussion the Commission decided that this would be considered as a replacement-in-kind and so no Certificate of Appropriateness application would be required.

Other Business: **1) 63 Broad Street:** Mrs. Smith asked if taking down a fence on her property would be an issue. Ms. Street replied that theoretically this would be a change to the permanent environment. Mr. McCartney pointed out that Mrs. Smith served on the historic district commission and that if she removed a fence without a Certificate of Appropriateness this could become an issue. It was noted that Commission members tried to hold themselves to a higher standard. Mr. Cunningham said it should be done the right way which was to file an application for a Certificate of Appropriateness with the relevant documentation. **2) New Historic District:** Ms. Street said she had received a telephone call from resident Teresa Buchanan. Ms. Buchanan had informed her that some of the residences on Graves Avenue had changed hands and there was now renewed interest in forming a new historic district. Ms. Street briefly reviewed how a district would be formed and how to defend the chosen boundaries. She felt this project would have to start from scratch again.

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 17th February, 2016. Ms. Street seconded the motion and it was carried unanimously.

Repair Historic District Identification Signs: The Commission received a telephone call from Katherine Freydenborg, Guilford Preservation Alliance, asking who was responsible for the historic district identification signs. The GPA was concerned because the sign on the south end of the Green was in a poor condition. The Commission paid to have these signs made and they were installed by Public Works in 1993. Mr. McCartney felt this would make a good Eagle Scout project. Mr. Cunningham agreed to contact Ms. Freydenborg.

Correspondence: None.

Public Relations: 1) Lighting Workshop: Mr. Cunningham said he had been unable to contact the lighting company so this project might have to be put off to a later date.

Commission Openings: No report.

Discuss Rules, Guidelines and Limitations of an Historic District: Mr. Cunningham said he would make copies of the CT Trust’s handbook for commissioners.

Approval of Bills: Ms. Street made a motion to approve the following bills: CT Trust for Historic Preservation, membership renewal, \$75; Shore Publishing, legal notice 2/17/16, \$30.15; Katharine Stewart, secretarial services. Mr. McCartney seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: 1) #665 Zuse/Page, 72 Church, expires 2/18/15 – rear addition (SS): Mr. Cunningham said this applicant had contacted him about installing a blue-stone patio with a seating wall and changing his fencing. Mr. Cunningham said he had told the applicant to contact his subcommittee, Susanna Smith.

Mr. Mancini made a motion to adjourn the meeting at 8:10p.m. Mr. McCartney seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 20th April, 2016 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart
Recording Secretary