

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 20th April, 2016

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 20th April, 2016 at 7:00p.m. in the Town Hall with Vice-Chairman John Cunningham presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:05p.m. Acting Clerk Reno Migani read the legal call of the meeting. Alternate Michael Mancini was appointed to act in the absence of regular members.

#735 - Michael J. Denning and Hazel V. Carby, to replace a rear chain-link fence with a white cedar fence on property located at 27 South Fair Street, Assessor's Map 32, Lot 68: Hazel Carby stated that she wished to install a framed tongue and groove cedar fence which would be 5ft. high with a 1ft. trellis on top for a total height of 6ft. Ms. Carby said her current fence was chain link which had been badly damaged by a large tree limb falling on it. Rather than replacing in kind Ms. Carby said she wanted something more attractive. Although the current fence is 4ft. high Ms. Carby said she wanted a taller fence because deer were eating her shrubs. The fence will be installed on the rear portion of the yard only. Mrs. Smith asked if the fence would be left to weather and Ms. Carby replied yes. No-one spoke for or against this application. Later, during the regular meeting, Mr. Migani made a motion, seconded by Mrs. Smith, to approve this application as submitted. Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with Migani, Smith and Mancini voting in favor.

#736 - Diana C. Caty, to install photovoltaic panels on south roof of an addition and garage, on property located at 1 State Street, Assessor's Map 40, Lot 96: Michael Caty circulated information on his project including photographs and solar panel specifications (Exhibit #736-1). Mr. Caty said that he had wished to make his house as “green” as possible but that it was dependent on electricity. Various solar panel systems were studied and Mr. Caty said he was sensitive to the look of them. The plan is to install a 9.7KW system of 32 panels. He added that he did not want the panels on the west side of the house because they would be right on State Street. The optimal locations to disguise the panels were on the south facing roof of the rear addition and on the garage roof. Mr. Caty said he also planned to install two flowering trees in the backyard to help block the view of the panels. Mrs. Smith asked the square footage of the panels but Mr. Caty did not know. She then asked how thick they were and Mr. Caty said he believed the total was 7”. Mr. Migani estimated this as a 4” rack and 3” frame. Mr. Cunningham agreed that the proposed locations were the most desirable. Mr. Migani felt it would be acceptable to install trees on the west side but having them on the south side would be too much. Mr. Mancini expressed concern about the shape of the garage roof which had a curve to it whereas the solar panels were flat and could not be bent to follow the roof line. He wondered if the panels might take away from the slope of the roof. Mrs. Smith was also concerned about how the panels would fit in with the roof line. Mr. Caty said he was trying for a solid rectangular massing on the roof. Mrs. Smith said she was appreciative of the detail that Mr. Caty had done because there were other solar

installations which were not so nice. Mr. Cunningham felt the curve of the garage roof would be visible because the panels would sit up. Mr. Mancini queried mounting material. Mr. Caty replied black steel. Mr. Migani stated that he would have had a problem with installing solar panels on the main historic portion of the house so it was good that they were on a secondary addition and adjacent structure. No-one spoke for or against the application. Later, during the regular meeting, during discussion, Mr. Migani said he appreciated that the owner had taken extra steps to make the solar panels as monolithic as possible, and to locate them on accessory structures rather than on the main structure. Mr. Cunningham agreed saying a terrific job had been done on picking the style and size for the structures. He felt this would be the type of installation that the Commission would be looking for within the historic district. Mrs. Smith said it was good to have a continuous piece rather than having to cut around chimneys, etc. She added that this installation would set a good precedent. Mr. Migani pointed out that there was the option to install the panels on the ground but he felt this might be a distraction. Mr. Mancini suggested pole mounted panels that could be hidden behind trees so they were less of a distraction. Mrs. Smith thought trees would hide the profile but not the panels. Mr. Migani said putting the panels behind trees would cause too much shade. Mr. Cunningham noted that solar installations would be site specific to each property and that he felt pole mounting here would be a detraction. Mr. Mancini suggested that if the installation was on the east side it would be so high up that one would not see it. Mr. Migani said this could take away from the integrity of the main structure of the historical house. Mr. Mancini asked about solar shingles. Mr. Migani replied that he was unsure what the Commission's position was on picking alternatives and that he did not feel one got the same return on solar shingles, plus they did not last as long. Mr. Migani then made a motion, seconded by Mrs. Smith, to approve the application as submitted. Subcommittee appointed is Reno Migani. The motion to approve was carried unanimously with Migani, Smith and Mancini voting in favor.

#737 - Patrick M. and Susanna V. Smith, to remove a front fence, and to create poles for hops in the rear, all on property located at 63 Broad Street, Assessor's Map 39, Lot 62-2A: Susanna Smith recused herself in order to make this presentation. She stated that she wished to remove a 15-year old cedar fence on the front of her property and showed photographs of this (Exhibit #737-1). Mrs. Smith said the fence was falling down and not consistent with the street. She added that there was Japanese Holly lining the fence which she wished to retain as she wanted some kind of buffer. Secondly, Mrs. Smith said she wished to install hops poles in her backyard and showed a drawing of a proposed pole (Exhibit #737-2). The poles will be 6ft. tall and pressure-treated wood. Mrs. Smith also submitted a site plan showing the location of the poles (Exhibit #737-3). She mentioned that the poles would be set in conduits so they could be removed. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. Cunningham recommended researching hollies and getting something smaller than Japanese Holly with a slower rate of growth and which would spread. Mr. Migani suggested the Chesapeake variety. However, Mr. Cunningham said that was an upright variety and he felt something that spread would be better. Mr. Cunningham then made a motion, seconded by Mr. Mancini, to approve the application as submitted. Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with Cunningham, Migani and Mancini voting in favor. Mrs. Smith recused herself and did not take part in the discussion or vote on this application.

The public hearing was closed at 7:35p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Approval of Minutes: Mrs. Smith made a motion to accept the Minutes of 16th March, 2016. Mr. Mancini seconded the motion and it was carried with 3 votes in favor. Mr. Migani abstained since he was not present at the March meeting.

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

Repair Historic District Identification Signs: Mr. Cunningham agreed to contact GPA representative Katherine Freydenborg.

Correspondence: Connecticut Trust for Historic Preservation’s newsletter “CT Preservation News” for March/April 2016; monthly budget reports through January 31 and February 29, 2016.

Public Relations: 1) Lighting Workshop: Mr. Cunningham said he had talked to the lighting contractor and felt the workshop would have to be put off until the fall.

Discuss Rules, Guidelines and Limitations of an Historic District: Tabled until more Commission members can be present for this discussion.

Approval of Bills: Mr. Migani made a motion to approve the following bill: Katharine Stewart, secretarial services. Mr. Mancini seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: 1) #665 Zuse/Page, 72 Church, expires 2/18/15 – rear addition: Regarding changes to this project, Mrs. Smith said she had talked to Mr. Migani who was the architect on this project and learned that the patio had been part of the original plan but that the proposed seating wall was not. Mr. Cunningham said since it was only 18” high he did not feel it rose to the level of needing a new application. However, regarding the request for a fence, the Commission felt that firm details on the proposed fencing would be needed and if it was not in the original application then this would require a new Certificate of Appropriateness application. Mr. Migani agreed to check the original application to see if the fence had been included. **2) #733 Nationwide Insurance, 48 State, expires 2/15/17 – sign:** It was agreed that this project had been completed.

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

The next meeting of the Historic District Commission will be held on Wednesday 18th May, 2016 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart
Recording Secretary