

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 15th July, 2015

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 15th July, 2015 at 7:00p.m. in the Town Hall with Chairman William Thompson presiding.

Present: John Cunningham, Randall McCartney, Susanna Smith and William Thompson.

Excused: Reno Migani. Absent: Alternate Michael Sulzbach.

PUBLIC HEARING

The meeting was called to order at 7:02p.m. Clerk Randall McCartney read the legal call of the meeting.

#716 - First Congregational Church, to install an outdoor informational sign on property located at 110 Broad Street, Assessor's Map 39, Lot 47: Barbara Johnson stated that she was a member of First Congregational Church's business committee. Mr. Thompson briefly reviewed the dimensions of the proposed double-sided sign and felt anything smaller would not be big enough. Posts will be 55"H x 4" W, sign will be 12"H x 41"W, made of Azek. Mr. Thompson queried lighting and Ms. Johnson said there would be none. No-one spoke for or against the application. Later, during the regular meeting, Mr. Cunningham made a motion, seconded by Mrs. Smith, to approve the application as submitted with the following stipulations: 1) No lighting was requested or approved. If, in the future, 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 and Smith voting in favor.

#717 - Susan Balestracci and Gary W. Parrington, for exterior alterations including reroofing, replacing two (2) picture windows and a possible solar installation, all on property located at 22 South Fair Street, Assessor's Map 32, Lot 52: Gary Parrington circulated photographs of the property. He believed that the proposed work was not visible from the public street or way but said he wished to be transparent and to let the Commission know what was being done. However, Mr. Thompson pointed out that the south side of the house was visible from the public street or way and so this would fall within the Commission's purview. 1) Windows: Mr. Parrington said there were two windows, one a 1950's style and the other a casement. He wished to remove these and replace them with thermal pane windows. Mr. Parrington said the actual units had not yet been chosen but that they would be of good quality. Mr. Thompson queried brand and Mr. Parrington replied Anderson. Mr. Thompson asked if the openings would remain the same. Mr. Parrington replied that the side would be the same or possibly smaller. Also two windows might be installed to replace a single window. Mr. Thompson said before the Commission could make a decision it would need to see a to scale drawing of the proposed window design. 2) Solar Panels: Mr. Parrington said he was considering solar panels on the roof but did not have specifications for this. 3) Hot Tub: Mr. Parrington stated that he wished to install a hot tub which had been approved by the Commission

earlier. The original hot tub had been at the mid-point of the house but the new tub would be installed further back.

Mr. Thompson said again that the Commission would need to have to scale drawings of what was being proposed as well as a site plan showing the location of the hot tub, and photographs of the area. Mr. Cunningham requested specifications on the hot tub. When Mr. Thompson said information on the solar panels would also be needed Susan Balestracci said she would withdraw this request and would file a new application for the solar panels at a later date. No-one spoke for or against the application. Later, during the regular meeting, Mr. Cunningham made a motion, seconded by McCartney to continue this application. During discussion it was noted that the hot tub and a gas meter installed at an earlier date had not been legally noticed. Mr. McCartney then made a motion, seconded by Mr. Cunningham, to withdraw the first motion and to make a new motion to continue this application to the August 19, 2015 meeting. A legal notice will be filed in the newspaper for the hot tub and gas meter but no filing fee will be charged for this. The motion to continue this application was carried unanimously with Cunningham, McCartney and Smith voting in favor. Mr. Thompson abstained from the vote because he was an adjacent neighbor.

The public hearing was closed at 7:25p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 17th June, 2015. Mrs. Smith seconded the motion and it was carried unanimously.

Public Forum: There were no members of the public present who wished to speak.

Certified Local Government Issues: There were no CLG issues to be discussed. It was agreed to remove this item from the agenda.

Correspondence: Connecticut Trust for Historic Preservation's newsletter "CT Preservation News" for July/August 2015.

Public Relations: Mr. Thompson made a motion to give an award to Doug Anderson and his architect for the rehabilitation of the Griswold building at 96-102 Church Street. He also agreed to follow up on the award to Richard Lewis and architect Peter Jelley for his work on the porch at 29 Broad Street.

Commission Openings: It was noted that Ann Street had filed an application to serve on the Commission and that Mr. Migani had contacted Sara Nelson. Mrs. Smith expressed concern about appointing people who had served on the Commission before and said she felt the Commission should be seeking "new blood".

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

Other Business: Copies of the Town's Code of Ethics were circulated and the Commission briefly discussed conflict of interest issues. It was noted that Mrs. Smith was working for the developer of the 66 High Street condominium project. Mr. Thompson asked Mrs. Smith if she felt she should vote on this application. Mrs. Smith replied no, because it was a conflict of interest. However, she asked if she could participate in the discussion of the application. Mr. McCartney thought this would be possible as long as nothing Mrs. Smith said could be perceived as trying to influence the Commission's final decision.

Unfinished Certificates of Appropriateness: It was agreed that the following projects had been completed:-

- #683 Peter/Kimberly Perugini, 200 Whitfield, expires 6/17/15 – walkway (JWC)
- #684 First Congregational Church of Guilford, 19 Church, expires 7/15/15 – gutter (JC)
- #702 Guilford Energy Task Force, 31 Park, expires 2/8/16 – charging station/signs (JC)

The meeting was adjourned at 8:10p.m.

The next meeting of the Historic District Commission will be held on Wednesday 19th August, 2015 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart
Recording Secretary