

October 10, 2012 1:45:59 PM

HISTORIC DISTRICT COMMISSION MINUTES

I. ROLL CALL

Commission members present were HRH Chairman Ken Feder, Betty Woollacott, Diane Mead, and David Freitas. Chairman Feder called the meeting to order at 7:34 p.m. Also in attendance were Lynn Charest, Zoning Enforcement Officer, and Janis Prifti, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

None required.

III. PUBLIC HEARING(S), DISCUSSION AND POSSIBLE VOTE

a. Application #12-08 of Patricia L. Hyyppa, Owner, for a Certificate of Appropriateness to allow for the construction of a post and beam horse/garage barn behind existing house on the property located at 42 East Weatogue Street (Assessor's Map H14, Block I09, Lot 020).

Commissioner Mead made a motion to bring the Application to the floor, and Commissioner Freitas seconded the motion.

Patricia Hyypa of 42 East Weatogue Street stated they are applying for approval to construct a horse barn/garage. She said they are trying to keep the garage shed structure within the look of the Town and street. She said the barn front faces East Weatogue on the long side and is open on the other side where the car garage will be. She clarified the clearing is for the riding rink and the barn will be to the right of the rink and set back. Commissioner Woollacott noted there once was a print shop on this site that published the first Simsbury newspaper; Mrs. Hyypa said the house dates to 1775.

Mrs. Hyyppa stated the outside will be board and batten cut with a 12-foot peak. Regarding when building will begin, she said they go to Planning and

Zoning next and hope to be done before winter. Mrs. Hyypa clarified the first drawings provided illustrate where doors and windows are located and the photo illustrates how the barn will look. She said the 2 garage doors will be wood and the foundation is cement; the 24x40 barn will be a cedar stain color. Regarding the cupola, the Commissioners noted the standard is 1 inch per foot to be proportionate. She said the upstairs will be used to store hay; all 4 children are riders.

Commissioner Mead made a motion to approve the Application. Commissioner Freitas seconded the motion, and it was passed unanimously.

Chairman Feder thanked the Applicants and said it looks to be a beautiful barn

IV. INFORMAL PRESENTATION(s)

a. Installation of roof-mounted solar photovoltaic panels at 73 East Weatogue Street

Commissioner Mead stated they would like to put photovoltaic panels for electricity on the roof of the new garage and there will be solar water heaters on the south facing roof in the corner of the family room. She believes they cannot be seen from the road so a formal application has not been made; if anything can be seen, it would be the very top of it. Chairman Feder asked for confirmation of the fact that it cannot be seen. She said her husband will be back in the country in a couple of weeks and can provide further details. She added the house is 20th century with the material way in the corner. Ms. Charest said under the standards for rehab construction, the historic character cannot be destroyed, and while it is a small addition, the question is whether it is visible from the public way. Chairman Feder stated the Commission has to be sure what it will look like in order to make a decision and added it to the 8/23/2012 Special Meeting Agenda in order to receive more specific information from Brad; actual dimensions are needed to visualize the area it covers.

V. DISCUSSION ITEMS

The Commissioners noted previous Applicant, James Cobbledick, is planning to put in a backyard in-ground pool and the need to comply with Zoning laws and use appropriate fencing.

a. Addendum

Ms. Charest noted the Addendum has been approved and will be removed from the list. The newsletter requires additional approvals from homeowners for home photos. Commissioner Mead stated a purpose of the newsletter is to

publicize the Commission's activities. Chairman Feder said the newsletter will have a greater impact in facilitating District people meeting each other and learning the Commission is here to help them.

b. HDC Events

Chairman Feder said Commissioner Lubetkin is heading this up and discussion of potential events/locations will continue with no action taken at this time.

c. Site ideas for cell phone tour

Chairman Feder noted Commissioner Lubetkin is also working on ideas for the cell phone tour. Ms. Charest said he needs to receive input. Regarding funding, she said the Tourism Committee, in conjunction with Main Street Partnership, has funding and other sites can be added, e.g. the sandstone quarry. Commissioner Freitas indicated interest in Hopmeadow sites but would not want his home on the tour and questioned whether people would walk down East Weatogue. Chairman Feder said the Commission will serve as a conduit for suggestions, but cannot pay for additions to the tour.

d. SCLG update

Ms. Charest provided the Commissioners with a packet of proposals and summary listing them and what they offer with hard copies of examples, e.g. previous historic inventory. She will also mail this information out to members not in attendance this evening. Chairman Feder recalled last time everyone read through the proposals and then a meeting was held to discuss them. Ms. Charest stated 8/23/2012 has been blocked off for a Special Meeting to discuss the proposals. Chairman Feder noted the short window, as this needs to be done by 9/1/2012.

VI. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

Regarding prospective members, Chairman Feder stated the problem of assuring Commission meetings have a quorum. Ms. Charest said Mr. Oliver wishes to resign but has not yet followed proper procedure and she has Mr. Lanza's official resignation. She said 2 regular members must reside or hold property in the District, and with Commissioners Alfeld, Mead, and Lubetkin residing in the District, that is fulfilled. She said Commissioner Alfeld will attend the 8/23/2012 meeting. She added that due to Commissioner Lanza's resignation, a member must be appointed by the Democrats; Commissioner Alfeld is Republican.

Selectman Askham, who was present and is Republican Party Chair, said the Commission should have 5 full members with 3 alternates and currently,

there is only 1 with Mr. Oliver in the Democrat-appointed slot; Mr. Lanza was a Democrat appointment also. He said every 2 years Democrats/Republicans negotiate at the Board of Selectmen level; there are allocation spots for political parties and this Commission has been structured this way for 4 years. Commissioner Woollacott said HDC could look for members outside the District and mentioned Erica Brodeur, who is said to have an architectural historic background. Chairman Feder said it would be helpful to have someone knowledgeable when a barn is proposed. Selectman Askham said it took 5 months to find Commissioner Alfeld, especially because of the residency requirements. Commissioner Woollacott stated there are Historic District qualifications for certified government legal status. Selectman Askham said the only option is to appoint someone from the District. He has a good relationship with Bob Tindall on the Democratic side and they try to get good people. Chairman Feder said they will try to find 3-4 good people as soon as possible with expertise who are interested in being on the Commission; then they will discuss their perspective followed by political appointment discussions of the required number by the Board of Selectmen. The Commissioners discussed providing Mr. Oliver with an appropriate form to sign in compliance with the required procedure. Selectman Askham requested the list be forwarded to him and Mr. Tindall.

VII. APPROVAL OF MINUTES of June 7, 2012 and June 21, 2012

Commissioner Woollacott made a motion to approve the June 7, 2012, minutes as written. Commissioner Mead seconded the motion, and it was passed unanimously.

Commissioner Mead made a motion to approve the June 21, 2012, minutes as written. Commissioner Woollacott seconded the motion, and it was passed unanimously.

VIII. ADJOURNMENT

Commissioner Mead made a motion to adjourn the meeting at 8:20 p.m. Commissioner Woollacott seconded the motion, and it was passed unanimously.
