

From: Carrie Vibert September 7, 2012 11:38:05 AM
Subject: Historic District Commission Minutes 08/23/2012 ADOPTED
SPECIAL MEETING
To: SimsburyCT_HistComm
Cc:

HISTORIC DISTRICT COMMISSION MINUTES
AUGUST 23, 2012
SPECIAL MEETING

I. ROLL CALL

Commission members present were HRH Chairman Ken Feder, Betty Woollacott, Marc Lubetkin and Denise Alfeld. Chairman Feder called the meeting to order at 7:35 p.m. in the Board of Education meeting room. Also in attendance were Lynn Charest, Zoning Enforcement Officer, and Janis Prifti, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Feder appointed Commissioner Lubetkin to serve as alternate for Diane Mead.

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

a. Application #12-09 of Alan S. Green, Owner, for a Certificate of Appropriateness for a whole house propane generator with propane tank on the property located at 90 East Weatogue Street (Map H13, Block 109, Lot 029).

Commissioner Woollacott read the Application into the record.

Commissioner Lubetkin made a motion to consider the Application.
Commissioner Alfeld seconded the motion.

Mr. Green stated he has a small generator currently which is inadequate for his needs and this replacement generator would have the capacity to power his whole house during an outage. The Commissioners reviewed the thorough description and photographs provided by the Applicant; the generator is about the size of a typical air conditioner compressor. Mr. Green has medical issues necessitating his need for generator emergency power during electrical outages. The Commissioners discussed the importance of the unit

not being visible from the street. Mr. Green stated the equipment could go behind his barn and would not be visible from the road. Mr. Green confirmed the replacement generator will be much quieter than the existing generator which was agreeable to his neighbor, Alan Larson. Mr. Larson stated he preferred not to see the tank.

Commissioner Lubetkin made a motion to amend the proposal to allow the propane tank to be positioned next to the garage with a small fence erected of appropriate materials to hide the generator and tank as appropriate and asked the Applicant to do his best. Commissioner Alfeld seconded the motion, and it was passed unanimously.

Chairman Feder confirmed no further discussion on the proposal and asked for a motion.

Regarding the main proposal, the Commissioners passed it unanimously.

Commissioner Lubetkin made a motion to close the public portion of the meeting and open the business portion of the meeting. Commissioner Alfeld seconded the motion, and it was passed unanimously.

IV. DISCUSSION & POSSIBLE DECISION

a. SCLG consultant proposals

Chairman Feder provided a summary review of the proposals received. He said they all would do a competent job and believed Rachel Carley would do a good job providing a written synthesis. He said most of the proposals provided no evidence they knew anything about Simsbury. Regarding Lucas, who previously did good work for the Commission, he did not respond to this RFP. Chairman Feder stated the Commission needs to decide the focus; 4 of the proposals similarly offer really good technical inventory with good mapping and good GIS backgrounds providing something very useable; and one will be really well written without the technical aspect. He said Thomason and Associates stated they would update the handbook which would be very valuable. He said PSATG would provide a live site so their material can be checked by the Commission while they are doing the work.

Ms. Charest stated PSATG and Gray and Page quoted \$28,500 and Thomason quoted \$28,900. She said the grant contract is very specific with certain material handed in at defined points with 3 checks in increments of \$10,000 each received from the Community Investment Act. She will check with the State to clarify what the money can be used for other than inventory. Commissioner Lubetkin suggested putting the proposals back out for best and final offer based on the fact they are very similar and asking more specifically what services they will provide. Chairman Feder suggested

they know it's a \$30,000 grant and have stayed under that threshold. Ms. Charest read the project description for \$30,000 granted for the survey: documentation and inventory of 150 historic buildings in Simsbury, CT, in accordance with the guidelines of the State Historic Preservation Office of the Department of Economic Community Development. Commissioner Alfeld suggested doing documentation with Rachel and inventory with Thomason. Chairman Feder noted that with Lucas a thematic survey was done, with different parts of the Town associated with something specific, e.g. tobacco. He wanted to be sure the Town receives digital maps. Ms. Charest stated the Town has a contract with New England Geo for maps; she has scanned PDFs for all of Lucas's sheets and they will link them to individual properties to complete digitized Town maps. She believes the Town map information could be provided to the consultant for this project and a supplemental grant is not required. The Commissioners liked the idea of maintaining the consistency of Rachel's writing for this project, but stated the necessity of being able to sort the digitized maps. Lucas did both an inventory and the story and perhaps Rachel can perform the same work; Chairman Feder asked if there is a legal way to contact Rachel for clarification. He added all the consultants provided writing samples; Rachel's writing was the best and also most of her work has been in Connecticut. Ms. Charest noted the inventory is in a basic form that all the consultants are capable of following. Ms. Charest believed if the consultant has not stated something clearly, clarification can be requested. Chairman Feder stated the product should be interesting to a lot of people. The Commissioners agreed with Chairman Feder's assessment of the proposals. Ms. Charest said it is critical the consultant deliver a final product acceptable to the State and she will contact the State and consultant for clarification.

Commissioner Lubetkin made a motion that Chairman Feder's assessment direct the Commission and to ask Rachel Carley through proper process to clarify the output will match the existing product and current technology. Commissioner Woollacott seconded the motion, and it was passed unanimously.

Regarding a final vote, the Commissioners discussed the option of voting by email or teleconference in order to meet the September deadline.

V. DISCUSSION ITEMS

Regarding approved newsletter photos, Ms. Charest stated Chairman Feder recently approved them.

The Commissioners noted the upcoming Pinchot fundraiser at the Riverview and the movie to be shown on PBS in September 2012.

a. Discussion of HDC membership

Commissioner Lubetkin stated Jeff Tindall has spoken with a potential member in the contractor/construction trade who has agreed to join the Commission replacing Mr. Lanza. Commissioner Woollacott will contact Mr. Oliver regarding completing his official resignation forms.

Regarding photovoltaic roof cells, Commissioner Lubetkin stated the Commission is not allowed to discuss them. Chairman Feder said it was brought to the Commission for a reaction on how it would look. Ms. Charest said it was an informal discussion.

Commissioner Lubetkin stated a Connecticut Trust for Historic Preservation Workshop on Modern Building Materials will take place on either September 11, 19 or 20, and the Commissioners agreed it is important to attend.

VI. APPROVAL OF MINUTES of August 2, 2012

Commissioner Lubetkin noted inaccuracies in the minutes regarding discussion of potential Commission appointees and party affiliations. The Commissioners agreed the minutes will be edited and carried over for approval at the next meeting.

VII. ADJOURNMENT

Commissioner Alfeld made a motion to adjourn the meeting at 8:40 p.m. Commissioner Lubetkin seconded the motion, and it was passed unanimously.
