

From: Lois Laczko October 6, 2009 4:11:35 PM  
Subject: Historic District Commission Minutes 09/03/2009 ADOPTED  
To: SimsburyCT\_HistComm  
Cc:

ADOPTED

HISTORIC DISTRICT COMMISSION  
MINUTES – REGULAR MEETING  
September 3, 2009

I. CALL TO ORDER

Elizabeth Woollacott, Chairman, called the Historic District Commission to order at 7:30 p.m. in the Main Meeting Room of the Simsbury Town Offices. The following members were also present: Kenneth Feder, Evan Woollacott, Paul Lanza, Diane Mead, and Marc Lubetkin. Also in attendance were Lynn Charest, Zoning Enforcement Officer and other interested parties.

II. APPOINTMENT OF ALTERNATES

None were needed.

III. APPROVAL OF MINUTES of July 2, 2009 regular meeting

Mr. Feder made a motion to approve the July 2, 2009 minutes as written. Ms. Mead seconded the motion, which was unanimously approved.

IV. APPLICATION(s) FOR CERTIFICATE OF APPROPRIATENESS/DISCUSSION AND POSSIBLE VOTE

09 – 02 Application of Douglas M. Merrifield, Owner, for a Certificate of Appropriateness to cover the existing front stoop on property located at 39 East Weatogue Street. (continued from meeting held on July 2, 2009)

Chairman Woollacott stated that the Commission heard this application at the last meeting. She stated that the Commission could continue to discuss this further or take a vote. She suggested that the Commission vote to deny this application without prejudice. The applicant can then come back in before this Commission with something more appropriate.

Mr. Lanza stated that this Commission should make suggestions to the

applicant, although this was done at the last meeting. Mr. Feder stated that it would be easier to make suggestions if the applicant was present, which he was not.

Ms. Mead questioned what the next steps for this Commission are since the homeowner has already started construction of the stoop. Ms. Charest stated that this Commission needs to act on what has been presented to them.

Mr. Lanza suggested that, if this Commission is going to deny this application, they tell the homeowner what needs to be done in the process; they should give the homeowner guidelines. The Commission agreed.

Ms. Charest stated that the enforcement for this property is happening through the Building Department. This Commission has jurisdiction because the building is in the Historic District. The homeowner never received any building permits for this construction. According to the Historic District's Bylaws, if an application is not acted on within 65 days, it is automatically approved. She stated that today is the 62nd day.

Mr. Woollacott made a motion to deny the application of Douglas M. Merrifield, Owner, for a Certificate of Appropriateness to cover the existing front stoop on property located at 39 East Weatogue Street without prejudice. Mr. Feder seconded the motion, which was unanimously approved.

#### V. DISCUSSION ITEMS

##### Scenic Road Signage

Ms. Charest showed the Commission members the new Scenic Road signs. She stated that there was a suggestion that blue may be a better color than the red stripe. Mr. Lubetkin stated that he would like to see the sign all green or with a blue stripe; he feels that the red stands out too much. Having an all green sign may also keep the cost down.

After a small discussion, the Commission agreed that the red line on the sign would be best; the red line would stand out best.

Mr. Woollacott made a motion to approve the Scenic Road signs with a red stripe, as was presented at this meeting. Mr. Lanza seconded the motion, which was unanimously approved.

Mr. Woollacott questioned where these signs would be located. Ms. Charest stated that they would be located on Ferry Lane, Goodrich Road and Terry's Plain Road.

## Open House for Historic District Property Owners

Mr. Lubetkin stated that he feels having an open house would be very positive, although this is something that should be planned for next spring. He would like to discuss the historic funds that have been acquired. He stated that the Commission will have several obstacles to overcome in order to put this event together including where to hold the open house and a compelling reason for people to attend. Mr. Lubetkin suggested having wine at the event from Rosedale Farms; this may attract more people.

Mr. Woollacott questioned what would be planned for the open house. Mr. Lanza suggested giving thought to an agenda for the open house. Mr. Lubetkin stated that his proposed agenda included an introduction; a presentation regarding the positive things the Committee has been doing; and a question and answer session. This open house would be an update and a chance to talk and get to know neighbors. There was a suggestion to have the open house in the spring at Rosedale Farms.

The Commission discussed if wine would be appropriate and if they could get the necessary funding. Mr. Woollacott and Mr. Lanza both stated that they would donate \$100 toward the wine, unless wine could not be served because of the liability to the Town.

Ms. Mead suggested holding the open house in Anita Mielert's barn. She stated that she would ask Ms. Mielert. Mr. Lubetkin stated that he would take care of catering the event at a low cost.

## Discussion of Compliance with HDC Rules and Procedures

Mr. Lubetkin stated that he had a discussion with Ms. Glassman. She felt the best way to hand this would be to wait until January because the re-appointments will happen then. Ms. Glassman would like to hear from Chairman Woollacott to make sure this is what the Commission would like to do.

## Discussion on structure at Rosedale Farms that does not have a Certificate of Appropriateness (COA)

Ms. Mead stated that she was told that the greenhouse is back far enough that it is not in the district. She is not sure how far back it is located.

Ms. Charest stated that she sent a letter to Rosedale Farms stating that the burden of proof is on them if the greenhouse is 250' back from the center line out in the road. She stated that someone from Rosedale Farms

will be at the October meeting to discuss this with the Commission. Ms. Charest stated that a building permit is not required for the greenhouse because it is an agricultural structure, although the Historic District's Regulations do not decipher whether or not a building permit is needed. A Certificate of Appropriateness is needed.

#### Status of Historic Preservation Enhancement Grant (HPEG)

Ms. Charest stated that she received an e-mail from the Connecticut Commission on Culture and Tourism that the Town has received the grant, although she has not received an official letter. She stated that this is a non-matching grant that will be used to put the information from the historic resources into the GIS system.

#### VI. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

Ms. Mead stated that Mark Sullivan, who lives in the Historic District, needs to re-roof the house. He indicated that the new roof will be the same as the existing roof. She told Mr. Sullivan that he would not need to come before this Commission for the new roof. The Commission members agreed.

Ms. Mead stated that Mr. Sullivan does need to come before this Commission regarding the south side of his house where he would like to install retractable awnings. He would like to install the awning because the south side of his house gets very hot. He would like to get a sense of how the Commission feels about the awnings.

Ms. Mead stated that she would not have an issue with the awnings; it is not inappropriate. She feels that it is in keeping with the house. The Commission agreed that they did not believe this would be an issue.

Mr. Feder questioned what was happening with the big grant. Ms. Charest stated that an RFP will be going out next week.

#### VII. ADJOURNMENT

Ms. Mead made a motion to adjourn the meeting at 8:10 p.m. Mr. Feder seconded the motion, which was unanimously approved.

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Elizabeth Woollacott, Chairman

