

Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

Watch meetings LIVE and rebroadcast on Comcast Channels 96, 1090, Frontier Channel 6071 and LIVE streamed or on-demand at www.simsburytv.org

**AMENDED AGENDA
HISTORIC DISTRICT COMMISSION
REGULAR MEETING – THURSDAY, DECEMBER 3, 2020 at 7:00 P.M.**

The public meeting will be web-based on Zoom at:

<https://zoom.us/j/2574297243>

Meeting ID: 257 429 7243

I. CALL TO ORDER

II. ROLL CALL

1. Appointment of Alternates

III. APPLICATIONS

1. Public Hearing(s)

- a. **Application #20-07** CRS Landscape & Excavation, Applicant; Marshall Epstein, Owner for a Certificate of Appropriateness to dismantle an approximately 30'x 80' barn on the property located at 25 East Weatogue Street (Assessor's Map H14, Block 108 Lot 003). Zone R-40.

2. Discussion and Possible Action

- a. **Application #20-07** CRS Landscape & Excavation, Applicant; Marshall Epstein, Owner for a Certificate of Appropriateness to dismantle an approximately 30'x 80' barn on the property located at 25 East Weatogue Street (Assessor's Map H14, Block 108 Lot 003). Zone R-40.

IV. GENERAL COMMISSION BUSINESS

- 1. 2021 Meeting Schedule**
2. General Commission Business

V. APPROVAL OF MINUTES of the November 5, 2020 Regular Meeting and the November 12, 2020 Special Meeting

VI. ADJOURNMENT

**PLEASE VERIFY YOUR AVAILABILITY TO ATTEND THIS MEETING BY CONTACTING
LAURA BARKOWSKI AT (860) 658-3292 OR lbarkowski@simsbury-ct.gov**

How to Join us for the Public Meeting:

1. Join us on the web: <https://zoom.us/j/2574297243>
2. Join us by phone: +1 646 558 8656
3. Written Comments are to be emailed to lbarkowski@simsbury-ct.gov no later than 12:00pm on December 3, 2020 to be read into the record

How to view application materials:

Visit: <https://www.simsbury-ct.gov/historic-district-commission>

Telephone (860) 658-3245
Facsimile (860) 658-3205

www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 – 7:00 Monday
8:30 – 4:30 Tuesday through Friday

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION NUMBER: _____

HISTORIC DISTRICT COMMISSION - TOWN OF SIMSBURY

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070 - Telephone 860-658-3252 or 860-658-3245

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Simsbury, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, for proposed work as described below (and, where applicable, as shown on plans, drawings, or other supplementary material accompanying this application):

HOME OWNER INFORMATION (required) PLEASE PRINT:

Owner of Record: Marshall Epstein

Address of Proposed Work: 25 East Weatogue

Owner's Telephone Number: 860-658-0380 Email Address: rosedalef@aol.com

Owner's Mailing Address (if different from proposed work location): _____

Architect's Name (when applicable): _____

APPLICANT INFORMATION (if not owner) PLEASE PRINT:

Applicant's Name: CRS Landscape + Excavation LLC

Applicant's Address: Po Box 491 Simsbury CT 06070

Applicant's Telephone Number: 860-573-3125 Email Address: jvearil@yahoo.com

PLEASE CHECK LINE WHERE PROPOSED WORK IS IN CONNECTION WITH:

Dwelling _____ Accessory Building X Other _____
If other, please describe: _____

Please briefly describe (print or type) the proposed work (you can also attach a summary). Be as specific as possible, including all pertinent design elements. Include all design data to scale. Site plans and elevations are required. Photographs will be helpful and may be required. Use attachments.

Dismantle approx. 30'x80' Barn on left side of
Entrance to the farm

Estimated start date: 11/15/20 Estimated completion date: 12/1/20

☐ Site Plan ☐ Elevations ☒ Photographs (check off if attached)

THE SUPPORTING DOCUMENTS ARE TO BE SUBMITTED TO TOWN STAFF NO LATER THAN TWO WEEKS PRIOR TO THE HISTORIC DISTRICT COMMISSION MEETING.

Marshall Epstein
SIGNATURE OF OWNER (signature required)

10-22-20
Date

FOR COMMISSION USE ONLY:

Date of Hearing: _____ Date of Determination by Commission: _____

Application as Above Made: GRANTED: _____ DENIED: _____ **(VALID FOR ONE YEAR)**

OR GRANTED WITH STIPULATIONS AS NOTED: _____

Signature of Commission Officer

Date

Town of Simsbury

Geographic Information System (GIS)



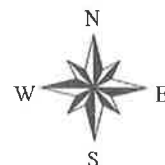
Date Printed: 10/23/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet













Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

Date: November 30, 2020

To: Historic District Commission

From: Michael Glidden CZEO CFM
Director of Planning and Community Development

Re: Application #20-07 CRS Landscape & Excavation, Applicant; Marshall Epstein, Owner for a Certificate of Appropriateness to dismantle an approximately 30'x 80' barn on the property located at 25 East Weatogue Street (Assessor's Map H14, Block 108 Lot 003). Zone R-40.

Description of Certificate of Appropriateness

The property owner at 25 East Weatogue Street is requesting permission to demolish a barn that is located along the street. At the last meeting, some members expressed their concerns that a contributing structure was planned to be demolished within the district.

I asked the Building Official to inspect the site and determine whether the structure was salvageable or not. Mr. Miga noted the following observations:

“The structure is leaning and has several structural deficiencies. It is not anchored to the supports at grade and as such represents a hazard to the street and the parking spaces in a wind event with the right orientation to the building.”

The structure is standing today thanks to some temporary shoring and bracing that has been implemented in the interior. These measures are temporary and therefore will not keep the structure from collapsing in the long term.

We discussed whether it is possible for the structure to be repaired or rehabilitated. It is the opinion of the Building Official that the necessary repairs will exceed 75% of the structure's value and therefore it may not be economically feasible to repair/restore the structure

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8:30 - 1:00 Friday

without exceeding its value and therefore he recommends the demolition/removal of the structure because of the urgent public safety concerns.

Staff Comments

Because the Building Official cites to the public safety concerns that this structure poses, staff supports the granting of permission for the demolition of this structure. Staff recommends that any motion to approve the certificate of appropriateness should cite the safety concerns mentioned by the building official and the fact the restoring the structure will place a significant economic burden on the property owner.



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SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

HISTORIC DISTRICT COMMISSION

PROPOSED REGULAR MEETING DATES FOR YEAR 2021

1ST THURSDAY OF THE MONTH

7:00 p.m. – Main Meeting Room

JANUARY	7
FEBRUARY	4
MARCH	4
APRIL	1
MAY	6
JUNE	3
JULY	1
AUGUST	5
SEPTEMBER	2
OCTOBER	7
NOVEMBER	4
DECEMBER	2