

From: Carrie Vibert April 16, 2012 1:27:41 PM
Subject: Historic District Commission Minutes 04/05/2012 ADOPTED
To: SimsburyCT_HistComm
Cc:

HISTORIC DISTRICT COMMISSION MINUTES
APRIL 5, 2012
REGULAR MEETING

I. ROLL CALL

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

II. APPOINTMENT OF ALTERNATES

Commissioner Lanza was appointed to serve for Commissioner Alfeld and Commissioner Lubetkin was appointed to serve for Diane Mead.

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

a. Application #12-01 of Marc Lubetkin, Owner, for a Certificate of Appropriateness for the installation of an above ground pool in the back yard on the property located at 107 East Weatogue Street (Assessor's Map H12, Block 107, Lot 003).

Commissioner Lanza made a motion to table and move this Application to the end of the meeting. Commissioner Lubetkin seconded the motion.

b. Application #12-02 of Patricia L. Hyypa, Owner, for a Certificate of Appropriateness to allow for the installation of a pasture fence on the property located at 42 East Weatogue Street (Map H14, Block 109, Lot 020).

Commissioner Lubetkin made a motion to vote on the appropriateness of the fence. Commissioner Lanza seconded the motion.

Patricia Hyypa stated this is a 4 acre property and she is not planning to replace the fence along the road. She said they will eventually have some livestock.

Stacy Savin, the abutting property owner on the hill and an attorney, stated she purchased 3.9 acres from Elnora over 20 years ago, including a right of way to connect her land to East Weatogue Street which is an old wood road running along the southern and western border of Elnora's land. She said they use it to walk to Town. She spoke with Ms. Hyyppa today and they discussed having a gate to continue to allow her free usage. She is at this meeting to assure continuation of her right of way and to state they are in no way relinquishing that right and expressed concern to the extent that livestock present would interfere. She said it is premature for her to say she has no objection and they probably can enter into an agreement, but she wants it on the record they stand on their rights. The Commissioners advised her that HDC's purview is only to say whether the fence is appropriate and that she takes it to the Town's appropriate body. Ms. Hyyppa said that she and Ms. Savin have already spoken and come up with an agreement. Ted Brown, a neighbor, spoke in favor of the fence.

There was no further discussion and the Application was passed unanimously by the Commission.

IV. INFORMAL PRESENTATION

a. Informal presentation by Brian Kowalchik, Contractor, and Douglas Merrifield, Owner, for the reconstruction of the front stoop on the property located at 39 East Weatogue Street

Mr. Kowalchik said he was asked to put in writing what wood he would use and stated he plans to use cedar. Regarding a drawing, he said the plan was submitted last time and the pressure treated wood will be covered completely by the cedar, with a basic rail and cedar steps in front. The Commissioners suggested staining or painting the wood the same color as the house to blend in and said, if stone cannot be used, this is an acceptable alternative. Mr. Kowalchik stated he will mention the same color stain or paint to the owner who likes everything to look old also. He was provided the Certificate of Appropriateness form to be filled out for Mr. Merrifield's signature and asked to attach a copy of the plan to it. Ms. Charest stated, per the Town ordinance, she needs to receive the Application 10 days prior to the hearing to officially bring it to the Commission; the Commission meets the 1st Thursday of every month.

V. DISCUSSION ITEMS

a. Liz Banco, Simsbury Tourism Committee

Liz Banco, Co-Chair of the Simsbury Tourism Committee provided background on development of the Cell Phone Walking Tour. She said there currently are signs on Hopmeadow with maps available; the map is a compilation of the

old Hopmeadow Walk Map and the Main Street Branding of the Town; it is simple and incorporates cell phone tour stops, updated information, and adds restaurants. She was inspired by a walking tour she found in upstate New York and got the name of the company they used and looked into its service. She then discussed it with Mary Glassman and concluded it was a great idea for Simsbury's downtown. Recently, she said people attending a Cigna meeting took the tour. She said they did an RFP and selected the national company On Cell which powers many walking tours. Then she said a summer intern, Giselle, at Town Hall was provided material on a dozen sites and did a great job writing an entertaining narrative. She said Tom Cook, who has a great speaking voice, volunteered to narrate; other voices and music may be added. She said a piece was written for Mary as an encompassing introduction, including tobacco barns, the Sycamore, and Town designations. She said Tom Roy assisted with initial graphic arts for signage, and most crucial was the physical map, which is also available online.

Ms. Banco said a cell phone number is assigned to call in and recordings can be revised at any time; the company can provide statistical analysis of usage; fund raising can be done through it; and tasteful business advertising is a possibility. She said the setup this year cost about \$1500 with the company accounting for \$1000. She said special events could be incorporated. The Commissioners discussed the recent Hartford Courant article on Harriet Beecher Stowe's brother's residence in Simsbury. Commissioner Lanza said a gentleman named Lin Swett who lives in Town is the illustrator for the Amelia Bedelia books and a very interesting person.

Ms. Banco said they are doing an official rollout on June 9th Open House day and have a ribbon cutting and will highlight about 4 places, including the Historical Society, Eno Hall, Schultz Park where the Tree Committee will be, and the cemetery. Commissioner Woollacott recommended Dan Crowley's program at the Library on Monday regarding the Bataan March.

Commissioner Lubetkin thanked her for the orientation and suggested not having ads, putting the flyer in the free bike basket, and marketing the program by putting a station on Iron Horse Walk possibly at the band shell. Regarding the cost of adding a location, she said for the cell tour it is nothing; for signage, the laminated signs and posts were done inhouse by Tom Roy and the cost was about \$50-60 each. She said they do not want to be overwhelming and are considering adding 1/2 dozen sites. Commissioner Lubetkin said HDC originally considered doing a GPS Google map tour of the Town with all the historic sites as part of a strategic plan for doing inventories; once the inventories were done, they would identify places like Terrys Plain, East Weatogue Historic, Tarriffville, etc. and make it available for people with a GPS and mobile phones to do a driving tour of the community. He said since the Cell Phone Tour is already in operation,

it makes sense to partner moving forward and stay in close contact; and if HDC can get \$3500 in grant money, to put 20 nice posts at places like the Sycamore and locations not on the Cell Tour Map. He said perhaps as part of Mary's narrative the Driving Tour could be introduced last to take people to other locations, and HDC wants to be part of the decision in selecting those locations. He said they would like to help her by working with HDC's people doing this map so when someone scrolls in they see on the Google map the Cell Phone Walking Tour symbol so when people move away from maps in the future you're already there. He said another idea is to put moby ? tags on each sign, but he is not sure the technology will continue; Ms. Banco said On Cell talks about it in their newsletters.

Commissioner Lubetkin stated he would like to see statistics on courtyard traffic and share it with interested parties in the community by simple email. She said Tom Cook has access for the Town and she will talk to him about it. Regarding the GPS, she is the point person and said it is fine and will figure out with Tom how to technically incorporate it when it is ready; she will put the Commission in touch with Chris Aubin? The Commissioners agreed for the next meeting's agenda to each bring in a list of locations of interest and will discuss involving other interested parties in Town, e.g. the Land Trust. The Commission would like to see appropriate signage well maintained throughout the community. Ms. Banco said the Tree Committee is selecting 4-5 trees of significant interest with signs to highlight on the tour.

The Commissioners would like to stay at least 6 months ahead on funding planning and need to be aware of what Ms. Banco needs as early as possible. She stated the anticipated State grants dried up and she will inform the Commission of maintenance requirements which should not be too costly. Ms. Charest stated she has enjoyed accessing the phone tour.

b. Newsletter of the East Weatogue Historic District

Chairman Feder provided a draft newsletter which the Commissioners liked. Commissioner Lubetkin volunteered to print it as a two-sided document and work with Chairman Feder to distribute it, including at the upcoming event. Suggested varying sections include: Biography of A House, News of the Historic District, Historic District reminiscences, etc. Regarding photos of each house in the Historic District, the Commissioner's agreed that permission of the owner should be requested. Commissioner Woollacott was asked to write a paragraph on the '55 flood. Regarding whether a digital copy is available of the information on the historic houses, Ms. Charest will check. Commissioner Lubetkin will write 2-3 small paragraphs on being the new person in Town; he also volunteered to layout the newsletter in Publisher, do a PDF, and return it to Chairman Feder for posting. Chairman Feder will do the House Biography; Commissioner Lanza will do the "Did You

Know" part. The Commissioners agreed to provide this material before the next meeting.

c. Addendum

Ms. Charest asked the Commissioners to read the Addendum draft on "Preserving Our Heritage" and she will put it on the Agenda for the next meeting.

d. HDC Event

The Commissioners discussed that Commissioner Alfeld was to speak with Marshall at Rosedale and they need to find out what resulted. Regarding Brian Foley's ski slope, access may be an issue. On Terrys Plain, there is a large militia field. It was agreed to put this item on the next Agenda.

VI. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

a. Application #12-01 of Marc Lubetkin, Owner, for a Certificate of Appropriateness for the installation of an above ground pool in the back yard on the property located at 107 East Weatogue Street (Assessor's Map H12, Block 107, Lot 003).

Commissioner Lubetkin submitted the Application as a courtesy, but believes as a non-permanent structure it may not be appropriate to come before the Commission. The Commissioners believe that as a member of the Commission it would probably be best to vote on it, but when Commissioner Lubetkin recuses himself at this meeting, there will not be a quorum. Commissioner Lanza said he would object to the pool unless he puts up a fence. Commissioner Lubetkin stated the Building Inspector told him he did not need a building permit, except for the electric line. Ms. Charest clarified COA's are needed whether or not a building permit is required.

Ms. Charest stated she received a late Application for 90 East Weatogue from Mr. Green for a utility box. She said Mr. Green has a health issue and asked if the Commission would consider a special meeting in 2 weeks to consider his Application and Mr. Lubetkin's Application. She will canvass the members for a date to assure a quorum. Commissioner Lubetkin stated he is building the pool this weekend with the wiring to be done later; 2 neighbors already have pools. He said there is only one possible location to put it as shown in the photos provided and will gladly come back and present his Application. The Commissioners agreed he needs to have a COA for the pool and to meet again as soon as possible to consider the 2 applications. 2 Commissioners are not available the week of 4/14-21.

Commissioner Lubetkin discussed the snow damage to his house last year and

the need to replace water damaged cedar shakes. He talked to different contractors who recommended vinyl Cedar Impressions. He provided 2 samples and would like to use the lower cost sample. The Commissioners discussed whether this is setting a precedent for the Historic District and where to draw the line for a house too old to do something like this. Commissioner Woollacott said the idea for the Historic District is to keep it as real as you can. Commissioner Lubetkin stated the Cedar Impressions look very good and the material must be replaced and will last 40-50 years; it is upper middle grade material. He will be prepared to answer the Commission's questions at the next meeting and hopes to do the work in 2-3 months and will try to find a nearby location as an example.

The Commissioners agreed another Commissioner is needed for HDC. Commissioner Woollacott said Erica Brodeur has frequently been recommended to her. Ms. Charest was asked to move expeditiously on finding a new experienced and qualified member.

Ms. Charest said in last month's meeting she was getting a list of building permits, but it is not yet complete.

Ms. Charest stated the signed grant has been sent to the State and Mr. Peck is working on an RFQ; she is waiting to hear back from the State on grant funding.

VII. APPROVAL OF MINUTES of February 2, 2012

Commissioner Lanza made a motion to approve the February 2, 2012, minutes as written. Commissioner Woollacott seconded the motion, and it was passed unanimously.

VIII. ADJOURNMENT

Commissioner Woollacott made a motion to adjourn the meeting at 8:58 p.m. Commissioner Lanza seconded the motion, and it was passed unanimously.
