

From: Lois Laczko May 9, 2011 4:32:46 PM
Subject: Historic District Commission Minutes 04/07/2011 ADOPTED
To: SimsburyCT_HistComm
Cc:

ADOPTED

HISTORIC DISTRICT COMMISSION
MINUTES – REGULAR MEETING
April 7, 2011

I. CALL TO ORDER

Elizabeth Woollacott, Chairman, called the Historic District Commission to order at 7:32 p.m. in the Main Meeting Room at the Simsbury Town Hall. The following members were also present: Evan Woollacott, Kenneth Feder, Marc Lubetkin. Paul Lanza arrived at 7:40 p.m. Also in attendance were Lynn Charest, Zoning Enforcement Officer and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Woollacott made no appointments.

III. APPROVAL OF MINUTES of November 4, 2010

Mr. Feder made a motion to approve the November 4, 2010 as written. Mr. Woollacott seconded the motion, which was unanimously approved.

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

a. Application of Marshall Epstein, Rosedale Farm, Owner, for a Certificate of Appropriateness to construct a barn behind the existing Rosedale sales barn on property located at 25 East Weatogue Street.

Mr. Marshall Epstein spoke on behalf of his proposed new construction within the East Weatogue Historic District. Mr. Epstein stated that wines are an important part of Rosedale Farms and it was time to expand the production in an effort to become more efficient. The barn proposed is for the processing of wines as well as providing a much needed bathroom for the employees of the farm. The barn design is a traditionally styled barn with red shiplap barn board siding, double hung windows and an asphalt roof to match roof of existing buildings. Placement of the barn has been approved

by the Simsbury Land Trust in accordance with the deed restrictions on the farm. Mr. Epstein handed a letter of approval from the Simsbury Land Trust into the file.

Mr. Lubetkin made a motion to approve a Certificate of Appropriateness for the Application of Marshall Epstein, Rosedale Farm, Owner for the construction of a barn behind the existing sales barn located at 25 East Weatogue Street. Dr. Feder seconded the motion, which was unanimously approved.

V. DISCUSSION ITEMS

a. Main Street Partnership-Sarah Nielsen

Sarah Nielsen, Executive Director of Simsbury Main Street Partnership asked the Commission for their support in applying for a Certified Local Government Grant from the Connecticut Commission of Culture & Tourism (CCCT) to put together a cell phone walking tour of historic sites in Simsbury. Main Street Partnership has partnered with the Simsbury Tourism Committee to produce an application which folks can download on their 'smart' (cell) phones and obtain a 90 second introduction of local historic sites.

Liz Banco, co-chair of the Simsbury Tourism Committee spoke to the Historic District Commission of the endeavor to work together with Main Street Partnership and others in both the historic and business

community who are excited by this idea. The tour would include voices from local notaries such as First Selectman Mary Glassman, Tom Cooke, Director of Administration for the Town, Jack Eno, etc. Simsbury would be one of the first towns to offer tourists this type of self-guided tour. Ms. Nielsen stated the Town of Simsbury has agreed to provide support for the first year of costs but that the initial cost of the program, recording and set up would cost approximately \$1,500.00. Ms. Nielsen told the Commission that is the amount of money she would request in a grant from the CCCT.

Mr. Lubetkin made a motion for approval for the Tourism Committee to coordinate with the Historic District Commission's staff member, Lynn Charest, for submittal of a grant request from the Connecticut Commission of Culture & Tourism in the amount of \$1,500.00. Dr. Feder seconded the motion, which was unanimously approved.

VI. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

Anita Mielert, District Resident discussed with the Commission the current status of the Route 10 Corridor Study initiated by the Capitol

Region Council of Governments (CRCOG), to study and address safety, access management and development potential / growth along the Route 10 corridor in the town of Simsbury. Ms. Mielert shared her letter which she presented to the Route 10 Corridor Study Committee, highlighting her concern over the proposed relocation of the intersection of Nod Road and East Weatogue Street as a way to relieve traffic congestion at the intersections of Route 10 and Route 185. Ms Mielert is concerned about the potential for increased traffic through the Historic District on East Weatogue Street, a designated scenic road. She encouraged the Historic District Commission members to attend the Route 10 Corridor Study Steering Committee meetings and the Board of Selectmen meetings to express their concerns regarding the proposed plan and the potential effects to the District. Ms. Mielert informed the Commission that the Steering Committee will present a final report to the Board of Selectmen for their review and recommendation to CRCOG.

Mr. Lubetkin motion for the Historic District Commission to draft two letters, one to the Board of Selectmen and one to the Route 10 Corridor Steering Committee expressing their unhappiness with not being included in the study process and their concern with the initial outcomes and potential impacts to the Historic District. Dr. Feder seconded the motion, which was unanimously approved.

Mr. Lubetkin motion for an additional letter be sent from the Historic District Commission to the Board of Selectmen inviting the Board to attend a Special Meeting, to be held by the end of May 2011, to discuss the historic character of the town and the Historic Districts' support of heritage preservation in the town. Dr. Feder seconded the motion, which was unanimously approved.

Ms. Mielert brought up another topic to the Commission regarding the planned resurfacing of East Weatogue Street in the coming months by the Public Works Department. Ms. Mielert has spoken to the Director of Public Works, Tom Roy who suggested traffic calming measures such as creating a wider pedestrian/bicycle lane depicted by a white line painted on the pavement, thereby narrowing the travel portion of the street, slowing down traffic. The Commission was in agreement with the suggestions by Ms. Mielert and Mr. Roy in regards to calming traffic on East Weatogue Street.

Mr. Lubetkin motion to discuss Historic District Commission Strategic Plan Review at the May 5, 2011, regular meeting. Mrs. Woollacott seconded the motion, which was unanimously approved.

From the audience, Mr. Howard Stuart who resides at 19 East Weatogue Street is an abutter to Rosedale Farms to the south. He

shared with the Commission his concerns of the increased activities of the farm, namely the dinners during the summer and fall, which impacts his property and his peace of mind. He expressed traffic concerns, headlights from cars, increased glare from portable parking lot lights and diners walking through his property. His concerns were noted and would be shared with the Planning Department.

VII. ADJOURNMENT

Dr. Feder made a motion to adjourn the meeting at 9:10 p.m. Mr. Lubetkin seconded the motion, which was unanimously approved.

Respectfully submitted,

Lynn Charest