

From: Carrie Vibert July 11, 2012 10:48:46 AM
Subject: Historic District Commission Minutes 05/03/2012 ADOPTED
To: SimsburyCT_HistComm
Cc:

HISTORIC DISTRICT COMMISSION MINUTES
MAY 3, 2012
REGULAR MEETING

I. ROLL CALL

Commission members present were HRH Chairman Ken Feder, Betty Woollacott, David Freitas, Denise Alfeld, Diane Mead and Paul Lanza. Chairman Feder called the meeting to order at 7:30 p.m. Also in attendance were Lynn Charest, Zoning Enforcement Officer, Janis Prifti, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

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

a. Application #12-04 of Douglas Merrifield, Owner, for a Certificate of Appropriateness for the installation of cedar decking and handrails on the property located at 39 East Weatogue Street (Assessor's Map H14, Block 108, Lot 006).

Brian Kowalchik provided information regarding his plan to install for the Applicant cedar front steps and cedar handrails within the next 2 months, which requires a Building Permit.

Commissioner Woollacott made a motion to approve the Application. Commissioner Alfeld seconded the motion, and it was passed unanimously.

Commissioner Alfeld recused herself and Chairman Feder installed Commissioner Lanza as an alternate for her. Application #12-05 was considered first.

b. Application #12-05 of Chad and Denise Alfeld, Owners, for a Certificate of Appropriateness to allow for disassembling the current 18th Century barn and rebuilding it, as well as construction of a detached garage, on the property located at 26 East Weatogue Street (Map H14, Block 109, Lot 016).

Chad Alfeld provided a site plan for the property. He said the garage would be built about where the existing barn is; the driveway is currently close to the house and a curb cut is required and they have a curb cut survey; he also needs to merge 2 lots. He said their intention is to take the post and beam barn down, which has no ridge beam, and to tag all the pieces; the barn currently has several cables and some rotted beams; they will attempt to reconstruct it at a location in the field. He said there are 2 other structures on the property they would like construct. He said the drawings labeled 3 1/2 are for a 3 bay garage of 1 1/2 stories with living space above the garage and would be somewhat south of the current barn location; they would like to both move the barn and build the garage at the same time. He said while the garage is designed as a stick built structure, he would like to build both structures as post and beam and needs to obtain quotes. He said they are not sure if the structures will be left natural or painted red. He believes the barn can be rehabbed, but the question is the extent required. Chairman Feder asked Ms. Charest if the barn was a contributing structure in the original District nomination. Ms. Charest did not see that it was. Ms. Alfeld said they have considered many options regarding the barn and it will become a focal point in the new location.

Chairman Feder clarified that the Applicants are looking for approval for demolition of the barn and potentially moving it to another location, and construction of 2 new structures. Mr. Alfeld said they are contemplating using either Country Carpenters, with at least one structure being post and beam, or potentially using Al Cooliat, who mainly uses older materials if something suitable can be found. He reiterated the garage structure is designed as stick built, but he prefers post and beam and would use Country Carpenters or a similar company. He said the windows would be wood and single pane, and the metal hardware is not yet designated. Ms. Alfeld said they are ready to clean up the property and to put the fences and barn in order. Regarding a full set of structural drawings, the Commissioners stated they are required to get a Building Permit and this Commission should see those drawings and indicated materials to be used, as discussed on previous projects. The Commissioners stated they like the plan but need to see whatever drawings are provided to the Building Department. Commissioner Mead suggested doing the work in 2 steps. Ms. Charest suggested proceeding with the demolition and rebuilding of the 18th Century barn, and resubmitting construction requests in a separate application. Mr. Alfeld said he will talk to the Building Department to determine their requirements. Commissioner Lanza added the Commission needs to know elevations in order to approve construction of the 2 structures. Ms. Charest indicated the barn rebuild would be located about 235 feet from the street and remains within the zone.

Commissioner Mead made a motion to approve demolition and rebuilding of the 18th century barn, and to deny without prejudice construction of the garage, pending receipt of additional information. Commissioner Woollacott seconded the motion, and it was passed unanimously.

c. Application #12-06 of Chad and Denise Alfeld, Owners, for a Certificate of Appropriateness for fence removal and installation on the property located at 26 East Weatogue Street (Map H14, Block 109, Lot 016).

Chad Alfeld presented photos of the existing fencing to be removed, which is considered by Sunderland Period Homes to be inappropriate to the house's antique style. Denise Alfeld provided a rendering of a Shadow Box style fence, but said they want to install a picket style fence in place of the current post and wire fence. Commissioner Lanza noted the law requires installing the fence so the pickets face the neighbors and the rail side faces the owner, and it cannot be over 7 feet tall or it is considered a spiked fence. Ms. Alfeld said it will be configured that way and will be 6 feet tall with an area in front left open for now. Mr. Alfeld said the fence, which may drop down to 4 feet at the end, will run 120 feet between the Lanza's and them; and it will be left to gray naturally. Mr. and Mrs. Alfeld said the fence will provide privacy for the neighboring parties, while allowing light to come through.

Commissioner Mead made a motion to approve this Application. Commissioner Freitas seconded the motion, and it was passed unanimously.

Commissioner Alfeld rejoined the meeting.

IV. INFORMAL PRESENTATION(s)

V. DISCUSSION ITEMS

- a. Newsletter
- b. Addendum
- c. HDC Events
- d. Site ideas for Cell Phone Tour

The Commissioners noted that Commissioner Lubetkin is working on these items and decided to carry their discussion forward to the next meeting.

VI. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

Commissioner Woollacott suggested making people aware of the Rules and Regulations for the Historic District when they come in for Applications: e.g. no posting signs, which is in the Handbook under Zoning. Commissioner Mead clarified temporary open house signs are allowed, as are political

signs until Election Day. Ms. Charest will develop a short list of do's and don'ts to provide Applicants.

VII. APPROVAL OF MINUTES of April 12, 2012

Commissioner Mead made a motion to approve the April 12, 2012, minutes as written. Commissioner Alfeld seconded the motion, and it was passed unanimously.

VIII. ADJOURNMENT

Commissioner Freitas made a motion to adjourn the meeting at 8:30 p.m. Commissioner Lanza seconded the motion, and it was passed unanimously.
