

From: Carrie Vibert August 3, 2012 11:07:02 AM  
Subject: Historic District Commission Minutes 06/07/2012 ADOPTED  
To: SimsburyCT\_HistComm  
Cc:

HISTORIC DISTRICT COMMISSION MINUTES  
JUNE 7, 2012  
REGULAR MEETING

I. ROLL CALL

Commission members present were HRH Chairman Ken Feder, Betty Woollacott and Marc Lubetkin. Chairman Feder called the meeting to order at 7:40 p.m. Also in attendance was Janis Prifti, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Feder appointed Commissioner Lubetkin to serve as an alternate for Commissioner Alfeld.

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

a. Application #12-07 of James R. Cobbledick, Owner, for a Certificate of Appropriateness for an above ground oil tank on the west side of the house on the property located at 85 East Weatogue Street (Assessor's Map H13, Block 107, Lot 017A).

Mr. Cobbledick stated he has lived at 85 East Weatogue Street for almost 45 years and described the layout of the property. He stated in 1997 a 1000 gallon underground oil tank with a 40-year warranty was placed in the front area of the house. He will be selling his house and is informed mortgage banks don't like underground tank setups. He is requesting a COA to locate an above ground tank on the west side of the house. He said the Town also wants above ground tanks.

He said the tank will be no more than 5 feet tall and located about 4 feet from the existing air conditioner; a lattice will be placed in front and 4-5 feet of Forsythia will cover it. He said the tank will not be viewable as you drive down Riverside and the lattice will match lattice on the existing porch of the house which has been there since 1869. He said there is no access to place a tank in the basement of the house; the soil is

finer sand as you go down 3-4 feet which causes things to tilt and prevents right angles. He confirmed to the Commissioners that he is not doing this by choice. He acknowledged he is in a special area which allows him to keep the tank, while now west of the river the Town is more stringent and does not allow underground tanks.

Commissioner Lubetkin stated because there is not a quorum of 4 Commissioners, the 3 Commissioners in attendance cannot vote tonight on this Application. Chairman Feder stated the Commission will hold an emergency meeting to vote on the Application as soon as Mr. Cobbledick returns from his trip. Regarding the date, Commissioner Lubetkin noted the Town has to be involved; the Board of Selectmen liaison has failed to appear the last 4 years to verify her representatives, Commissioners Mead and Alfeld, are attending on a regular basis. Mr. Cobbledick said he will return on July 4th and hopes there will be no further delay.

Commissioner Lubetkin made a motion to continue the Application for vote. Commissioner Woollacott seconded the motion.

Commissioner Lubetkin said the Town failed to maintain adequate staff for the Planning and Zoning Department; the Director has people out with no arrangements made to bring people in. Chairman Feder added there are also issues with Board members not being in attendance and this needs to be resolved. The Commissioners agreed the Application can be voted on as soon as a quorum is present and asked that their comments be on the record. Chairman Feder apologized to the Applicant for the delay and said it is the Commission's problem to solve. He said before Mr. Cobbledick's return, they will meet with Mr. Peck and set up a follow-up meeting to legally move on it.

#### IV. INFORMAL PRESENTATION(s)

#### V. DISCUSSION ITEMS

##### a. Newsletter

The Commissioners said the newsletter has been approved and provided to Lynn Charest and requested Planning and Zoning mail them out soon.

##### b. Addendum

The Commissioners agreed the Addendum should be complete.

##### c. HDC Events

Commissioner Lubetkin recalled that Commissioner Alfeld was planning to

Speak with Marshall at Rosedale, but he currently has no farm manager; other points of access were determined currently unavailable.

d. Site ideas for Cell Phone Tour

The Commissioners decided not to discuss the cell phone tour this evening.

VI. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

The Commissioners discussed the need for new members with appropriate qualifications, especially in the building area now that Paul Lanza has left. Commissioner Lubetkin said he spoke with Jeff Tindal who has someone with a general contractor's license. Commission Woollacott said Erica Brodeur's name keeps coming up and an architectural historical background might be a nice addition; however, she does not live in the District nor is her party affiliation known. She added the Board began with independents. Commissioner Lubetkin will talk with Sean; Laura Wertheimer is part of the Commission but has never attended. Chairman Feder stated Paul Lanza needs to be replaced, and for the next meeting's agenda, definitive decisions need to be made with new members invited to join the Commission. Commissioner Lubetkin suggested Sean Askham would be good and he attends meetings.

VII. APPROVAL OF MINUTES of May 3, 2012

Tabled, as there was no quorum to approve the minutes.

VIII. ADJOURNMENT

Commissioner Lubetkin made a motion to adjourn the meeting at 8:30 p.m. Commissioner Woollacott seconded the motion.

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