

From: Lois Laczko October 7, 2011 11:40:52 AM
Subject: Historic District Commission Minutes 09/01/2011 ADOPTED
To: SimsburyCT_HistComm
Cc:

ADOPTED

HISTORIC DISTRICT COMMISSION MINUTES
SEPTEMBER 1, 2011
REGULAR MEETING

I. ROLL CALL

Commission members present were Ken Feder, Denise Alfeld, Betty Woollacott, Paul Lanza, and David Freitas. Chairman Feder called the meeting to order at 7:35 p.m. Also in attendance were Lynn Charest, Zoning Enforcement Officer, Janis Prifti, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

With four full members present, there was no need to appoint alternates.

III. APPROVAL OF MINUTES of August 4, 2011

Commissioner Alfeld noted that while she was unable to attend the August 4th meeting, she read the minutes. Commissioner Lanza made a motion to approve the August 4, 2011, minutes as written. Commissioner Alfeld seconded the motion, which was unanimously approved.

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

1. 11-04 Application of Catherine and Scott Wilson, Owners, for a Certificate of Appropriateness for construction of a bonus room above their garage on property located at 80 East Weatogue Street (continued from meeting held on August 4, 2011).

Chairman Feder invited applicant Scott Wilson to the floor to present his proposal. Mr. Wilson described the proposed project as a semi-attached/detached garage; he is working off the existing walls from the street view and the only difference is that from the front elevation the building will be eight feet taller. He said they are adding a window and using vertical board and batten siding; they are not planning to use wood because the

house is vinyl and they cannot match 20-year old vinyl siding. He said the roof pitch is the same; for the existing window on the bottom side, they will use 1x4 or 5. He said a barn-looking structure is probably more accurate from a historic perspective.

Chairman Feder invited questions from the Commissioners. Mr. Wilson stated the garage foundation is deep enough for a second floor. He will take the roof off and add eight feet to the walls, but the roof will still be lower than the house. He said current vinyl siding done by the Peter L. Brown Company 20 years ago is horizontal with four inch reveal; photocopies of the proposed vertical sided garage were provided. He will use 2x6 framing for insulation with 5/8 sheetrock. He may decide to go with real wood to exactly match the barns and stain it at lower cost than vinyl. He anticipates completing the project soon.

Commissioner Alfeld made a motion to approve the Application as submitted. Commissioner Freitas seconded the motion, which was unanimously approved. Chairman Feder signed the Certificate of Appropriateness as of 9/1/11.

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V. DISCUSSION ITEMS

1. Commission Application Process

Commissioner Lanza suggested to Lynn Charest, while architectural standards are not required, the HDC should set application standards of scale and proportion. The Commissioners discussed on the "Application For A Certificate Of Appropriateness" revising the current wording that "The Commission reserves the right to require..." to "The Commission requires...". The Commissioners agreed to continue their independent review of Application language and to have it on the next meetings Agenda for further discussion.

Commissioner Woollacott questioned whether approval should be required before trees on scenic roads are taken down, and what are the controls on crews performing tree removal work. Lynn Charest stated the standard that the Department of Public Works is contacted; she will inquire whether the Department can notify the Commission in advance of tree trimming in the Historic District. Commissioner Woollacott discussed the idea of rehabbing and hanging up one of the old Terry's Plains street signs and whether it could be used in that area.

Commissioner Alfeld brought up the topic of potentially burying wires in the Historic District; it was stated to be very expensive with an archaeological survey required.

VI. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

Lynn Charest said a letter had been received from Tom Roy regarding resurfacing and drainage on East Weatogue, Riverside and Terry's Plain Roads using chip seal.

VII. ADJOURNMENT

Commissioner Alfeld made a motion to adjourn the meeting at 8:15 p.m. Commissioner Freitas seconded the motion, which was unanimously approved.

Denise Alfeld, Secretary/Clerk