

From: Lois Laczko December 7, 2009 10:14:32 AM  
Subject: Historic District Commission Minutes 11/12/2009 ADOPTED  
To: SimsburyCT\_HistComm  
Cc:

ADOPTED  
HISTORIC DISTRICT COMMISSION  
MINUTES – SPECIAL MEETING  
November 12, 2009

I. CALL TO ORDER

Elizabeth Woollacott, Chairman, called the Historic District Commission to order at 7:35 p.m. in the Main Meeting Room of the Simsbury Town Offices. The following members were also present: Kenneth Feder Evan Woollacott, and Diane Mead. Marc Lubetkin was present via telephone. Also in attendance were Lynn Charest, Zoning Enforcement Officer, Hiram Peck, Director of Planning and other interested parties.

II. APPOINTMENT OF ALTERNATES

No alternates were needed.

III. REVIEW AND POSSIBLE SELECTION OF THE RFP'S RECEIVED FOR THE TOWN OF SIMSBURY'S SURVEY OF HISTORIC BUILDINGS

Ms. Mead thanked Dr. Feder for all of his work regarding the RFPs.

Ms. Charest stated that the bid packages have been sent to the Connecticut Commission on Culture and Tourism. After reviewing them, they have reported back that one of the bids is not qualified, which is Winter and Company. She stated that they do qualify as architects, but not as historians.

Dr. Feder stated that he reviewed each proposal. He stated that he was hopeful that Gray and Pape would have a good proposal because he is familiar with their work. After reviewing their proposal, he felt that their proposal was sloppy. He stated that he would worry about what their end product would look like. He stated that he liked the Taylor & Taylor proposal, although he would like to be sure that they will be in Town for an appropriate amount of time. Regarding Heather C. Jones, Dr. Feder stated that her proposal states that she will be here for two weeks. He

stated that he also reviewed Lucas Karmazinas' proposal, spoke with him and also read some of his other work. He stated that although he was disappointed in his proposal, he feels that his end product would be the best.

Ms. Mead stated that she feels that Mr. Karmazinas should be judged on his work, not only on his proposal.

Dr. Feder stated that his choice would be to hire Lucas Karmazinas. He feels that this end product will be great.

Mr. Lubetkin stated that Gray and Pape are located in Rhode Island. He feels that they could do this job. He also feels that Mr. Karmazinas' work is inspiring. He questioned if he was a doctoral or masters student. Dr. Feder stated that he was unsure. Mr. Lubetkin stated that he feels this is important to find out. If he is a doctoral student, he questioned if he would consider this survey work for this doctoral thesis and if his dissertation advisor would be willing to accept some quasi responsibility for the outcome. Mr. Lubetkin stated that if Mr. Karmazinas has the writing skills and has the locality and passion, all he would need is structure.

Mr. Woollacott stated that he felt, even prior to Dr. Feder's opinion, that Mr. Karmazinas' proposal was the best.

Mr. Lubetkin stated that he would feel more comfortable if he knew that Mr. Karmazinas had the support of someone who has the coaching necessary to provide him the guidance to get the kind of finished product that the Town is looking for. He stated that he is not questioning Mr. Karmazinas' ability to do the work; he is questioning if he has the resources necessary to present a product and in order to make sure he is moving in the right direction.

Mr. Peck stated that he has reviewed all of the proposals. The Gray & Pape proposal stated that they expected assistance from the Town in order to complete several of the key elements of the study. Specifically, they would require access to the Town's topographic maps and plans, including the Assessor's maps in GIS format. He stated that he would rank this proposal third because this could be an expensive issue.

Regarding the proposal of Heather Jones, Mr. Peck stated that he feels that this was an acceptable proposal and would rank her second. Although there was a bit of a problem initially trying to determine the number of required structures, this proposal stated that they would be surveying 150-200 properties within the Town. He stated that he feels that she could do a good job, although they are located out of State, which may be an issue.

Mr. Peck stated that he felt the best proposal was Taylor & Taylor, although he is concerned about the location of the firm.

Regarding Lucas Karmazinas' proposal, Mr. Peck stated that there is a concern regarding whether or not he can get whatever help he may need in order to put this final product together because the timeframe is short. Mr. Karmazinas also dictated a particular pay schedule, which may not be what was set up. Mr. Karmazinas may need to be more flexible if he is hired.

Mr. Lubetkin questioned if Mr. Peck would be comfortable hiring Mr. Karmazinas. Mr. Peck stated that he would like to check with him regarding his availability. He would like to make sure that he can commit the time to getting this product done on time. He stated that he is also concerned that the proposal does not conform to some of the standards that the other proposals had. He would like to be able to justify to the other firms exactly why Mr. Karmazinas was chosen, which would be that: examples of his work have been good; and he is local.

Ms. Charest stated that she would call Mr. Karmazinas regarding his availability.

Mr. Woollacott made a motion to accept Lucas Karmazinas' proposal subject to confirmation by Town staff with regard to his availability and able to put the time in that will be required to complete this project. Dr. Feder seconded the motion, which was unanimously approved.

Mr. Lubetkin suggested that the Commission make a second choice in case Mr. Karmazinas cannot put the time in that will be required. He recommended that their second choice be Taylor & Taylor. Mr. Peck agreed. Dr. Feder agreed, although he stated that he would need to make sure that the consultant would be in Town for two weeks.

Mr. Peck stated that if there was any question after speaking with Mr. Karmazinas, he would let the Commission members know prior to making any other calls.

#### IV. ADJOURNMENT

Mr. Woollacott made a motion to adjourn the meeting at 8:10 p.m. Ms. Mead seconded the motion, which was unanimously approved.