

**Minutes of the Historic District Commission  
Thursday, June 11, 2015  
Brookfield Town Hall**

*Call to Order:* The meeting was called to order at 7:07 p.m. by Chairperson, Jacqueline Salame

*Members Present:* Kevin Archer, Peter Bertolami, Robert Brown, Rosemary Erb-Fawcett, Laura Mancuso

*Members Absent:* Liz De Lambert, Harold Proudfoot

*Public in Attendance:* Stuart Dalton, 17 Long Meadow Hill Road  
Connie & Bill Strait, 16 Long Meadow Hill Road  
Barbara Sikorski, 5 Long Meadow Hill Road  
Kathryn Legere , 12 Long Meadow Hill Road

**Public Hearing:**

- *Application 2015-01:* Kevin & Gail Archer, 20 Long Meadow Hill Road for fencing around pool and backyard.

Fence will be around most the back yard. The south side will have a four foot paddock fence. Privacy panel fence will be along a portion of the back property adjoining Long Meadow Hill Road.

Application 2015-01 closed at 7:13 p.m.

- *Application 2015-02:* Stuart & Sara Dalton, 17 Long Meadow Hill Road for solar array panels.

S. Dalton was present to discuss the installation of a ground based solar array at 17 Long Meadow Hill Road. Ross Solar said the panels cannot be moved further back on the property because of the septic leaching fields. The fields would interfere with the construction.

There will be approximately 13 panels on the ground that will stretch from west to east. The solar panels at the highest point will be 7 feet 9 inches tall with a 30 degree angle. Street level height will be about 5-6 feet tall because the property slopes down away from the street. This size of solar panels is the smallest that can be constructed.

S. Dalton said the panels will not be easily seen from the road. The panels were moved to fit within the Zoning Board Appeals adjustment requirements.

L. Mancuso contacted Mary Dunne, Deputy State Historic Preservation Officer, for further information on solar panels within historic districts. M. Dunne expressed an opinion that ground mounts in a historic district are preferable to roof mounts and are becoming more common.

Comments from residents present at the meeting:

C. Strait – Is against the panels being constructed in the district. “The view will take away from the value of her home.” “Dalton’s should have looked into this before they bought the house.” She feels the HDC is sending a message that anything can be installed behind a fence.

B. Strait – Was not aware of the pre-hearing when the solar panels were discussed. He reviewed the application during the hearing.

B. Sikorski – She was concerned that plantings in front of the panels will die and then the panels will be visible.

K. Legere – “Sacrifices must be made to live in a historic district and keeping the neighborhood in a certain manner.” She does not think the panels will enhance the historic district.

Application 2015-02 closed at 7:43 p.m.

**Pre-hearing opened at 7:45 p.m.:**

- Dave Cole, 186 Whisconier Road new construction. (In front of the barn at the top of the property.)
  - 2,633 square feet
  - Eight degree pitch to the main roof.
  - One car garage under the house.
  - Back entrance at the same level as the barn.
  - The driveway will determine where the house is placed because of a stone ledge in that area and the septic system.
  - No masonry chimney because of cost to the prospective buyer.
  - Master bedroom and bath is a separate build-out on the side of the house with a salt box look.
  - Kitchen is another build-out on the opposite side of the house from the Players Theater for privacy. The siding on the lower portion will be vertical and the door will also be vertical to appear invisible.
  - Three steps for the front door with 16 inches of foundation. The foundation will be stuccoed to hide seams. A stone facing can be added at a later date if the homeowner chooses.
  - Shed roof on the front porch.
  - The inside of the house will have nine foot ceilings downstairs, and 8 foot ceilings upstairs.

Suggestion to raise the main roof pitch to 9 degrees, rather than 8.

Pre-hearing closed at 8:23 p.m.

**Business Meeting opened at 8:30 p.m.:**

Vote on application 2015-01. R. Brown moved to approved the application as presented, R. Erb-Fawcett seconded. All approved.

Vote on application 2015-02. L. Mancuso moved to postpone a final vote up to 60 days until after the ZBA decision. R. Brown seconded; all approved.

**Correspondence:** Connie Strait sent an email prior to the meeting stating her objection to the solar panels planned at 17 Long Meadow Hill Road.

**Previous Minutes:** P. Bertolami moved to accept the May 7, 2015 as written. R. Brown seconded; all approved.

**Old Business:**

- Printing 100 copies for the second Historic District Walking Tour #2 brochure. The date is September 13, 2015 from 1-4 p.m.; rain date September 20, 2015.

K. Archer moved to adjourn the meeting at 9 p.m. P. Bertolami seconded, all approved.

Respectfully submitted,  
Jane Brown, Secretary