



**Minutes of the Historic District Commission
Thursday, October 1, 2015
Brookfield Town Hall**

- Call to Order:* The meeting was called to order at 7 p.m. by Chairperson, Jacqueline Salame
- Members Present:* Kevin Archer, Peter Bertolami, Robert Brown, Rosemary Erb-Fawcett, , Harold Proudfoot
- Members Absent:* Liz De Lambert, Laura Mancuso
- Public in Attendance:* Joseph & Samantha Kyek, 10 Long Meadow Hill Road
Barbara Adler, Realtor involve in Kyek transaction and mother of Samantha Kyek
Katherine Legere, 12 Long Meadow Hill Road
Barbara Sikorski, 5 Long Meadow Hill Road
Patricia Cohen, 6 Long Meadow Hill Road

Public Hearings opened at 7 p.m.:

Application 2015-06: Samantha Adler and Joseph Kyek, 10 Long Meadow Hill Road for reapplication of window replacements on the east, north, and south elevations.

Application 2015-06 was read into the record with details regarding windows and comments addressing the disapproval by the Commission on the first COA Application.

Existing windows are double hung, single pane, one over one. The window frame will remain in place and the replacement windows put in the existing opening.

J. Kyek is proposing a full window replacement, not replacement sashes. The proposed new windows will be double hung, wood fiberglass, six over one, cottage style with muntins between the glass panes

J. Salame addressed the issue why the Commission denied the first application. It was explained that all decisions are made using the Secretary of Interior Standards. All COA Applications are examined on a case by case basis.

R. Brown explained that the Commission works together in an effort to make the best decision and that there is a lot of expertise among Commission members.

C Strait sent an email in support of Application 2015-06. The email was read into the record.

B. Sikorski wrote a letter in support of Application 2015-06. The letter was read into the record.

B. Sikorski asked if it was possible to give a one-time approval for the vinyl windows. J. Salame explained that the HDC had to follow the regulations and the decision that is made is the final decision.

B. Adler asked where information can be found regarding Historic Districts. J. Salame provided her with the guidelines prior to the purchase of the property.

K. Legere asked if there were grants to help homeowners pay for new windows. J. Salame said generally there are not grants for privately owned homes. There may be a tax credit. More information is available on the Connecticut Trust for Historic Preservation website.

J. Salame moved to close the public hearing at 8:09 p.m., R. Brown seconded. All approved.

HDC discussion followed:

H. Proudfoot agrees wood is the preferred material. He feels there is no negative impact or major objections to the fiberglass units. Simulated divided lights is more important issue than the use of a fiberglass window.

K. Archer and R. Erb-Fawcett both feel that sashes vertically divided with three vertical over one, with simulated divided lights would proportionally look best in order to minimize the squat look of the house and the deep overhang of the roof.

The HDC needs to see the actual window that will be installed.

J. Salame made a motion to approve the Pella Impervia dura-cast window with sashes equally divided, with three vertical divisions over one and simulated divided lights with the condition that the Commission needs to see a sample of the simulated divided light window and the spacer bars between the SDL muntins. R. Erb-Fawcett seconded; all approved.

Business Meeting opened at 9:06 p.m.:

Previous Minutes:

R. Brown moved to accept the September 3, 2015 as written. K. Archer seconded; all approved.

Old Business:

J. Salame made a motion to add Application 2015-03 to the agenda. P. Bertolami seconded; all approved.

Application 2015-03: Stuart & Sara Dalton, 17 Long Meadow Hill Road for the addition of a fence and a free standing above-ground solar array along the northwest property line.

S. Dalton contacted the Commission on the outstanding conditions to his Application 2015-03. Per the homeowner, the height from the ground to the eve is 7 feet 2 inches. Photos were provided to show the location where the proposed fence meets the screened-in porch. The height of the fence is 4 feet 4 inches.

The new fence is to have two 6 inch height changes along its overall length. The new fence begins at 5 feet 4 inches and adjoins the adjacent property owner's fence. It is to step down a minimum of 12 inches over its length to where it meets the screened-in porch at approximately 4 feet 4 inches (to match the horizontal rail of the screened-in porch wall). The HDC approved the solar array with a maximum height of 6 feet 3 inches. If the array is visible at any point from the public right away, it must be lower than 6 feet 3 inches so it's not visible.

New Business:

168 Whisconier Road / Urbanski Residence / Post Lighting: Replaced fence caps with solar caps.

A violation letter was sent to the property owners on September 3, 2015.

The HDC wants the lighted caps removed and replaced with wood caps.

New sign for St. Joseph's School

Photos of the sign were submitted to the HDC. It will be placed west of the driveway at the school.

Suggestion is to move it further back from the road so it is not in the state right of way. The sign will also be better protected from the snow plows in winter.

The Commission members are fine with the royal blue background of the sign but there are issues with the proportion of the lettering and the graphics on the sign.

1. St. Joseph should be larger
2. The phone number and the address are illegible and should be removed.
3. The graphic of the Eucharist, at the center of the sign, is much too large in portion to the overall space. All that is read is the white circle and school.

J. Salame will help with the redesign of the sign for the school.

Trash Can Locations and the Resident's Letter will be discussed at a later meeting.

H. Proudfoot moved to adjourn the meeting at 10 p.m. R. Brown seconded; all approved.

Respectfully submitted,
Jane Brown, Secretary