

Historic District Commission
November 18, 2013 – Regular Meeting
Room #2
127 Norwich Avenue

MEMBERS PRESENT: Chairman Ellen Sharon, Robert Kvederas, Nancy Anderson, Alternate Janice Adams; Assistant Planner/Zoning Enforcement Officer Craig Grimord.

MEMBERS ABSENT: Alternate Linda Akerman.

1. CALL TO ORDER

Chairman Sharon called this Regular Meeting to order at 7:01 p.m.

2. ADDITIONS TO AGENDA

No additions were requested.

3. MINUTES OF PREVIOUS MEETING HELD ON OCTOBER 21, 2013

Minutes of the October 21, 2013 Regular Meeting were presented for approval.

In two motions under Item 8, R. Kvederas was listed as P. Kvederas.

Motion by: R. Kvederas

To approve the minutes of October 21, 2013 with the R. Kvederas correction.

Second by: N. Anderson

Vote: Abstaining: J. Adams (absent from meeting).

In favor: All others. Approved.

4. FIVE SESSION FOR PUBLIC

No comments received.

5. PUBLIC HEARINGS –

HDC#13-002 – 23 Hayward Avenue, Dennis McCulley, Owner/Applicant

Application for a Certificate of Appropriateness for property located within the Historic District.

The applicant seeks approval for work done on the rear house to replace windows and doors.

Map#16, Lot #046 (Application received on October 21, 2013, Public Hearing scheduled for October 21, 2013, and continued to November 18, 2013).

This Public Hearing was continued at 7:10 p.m. J. Adams recused herself from the discussion as she was not present at the Public Hearing on October 21, and she owns property next to Mr. McCulley.

Mrs. McCulley noted that the address should be 25 Hayward Avenue.

D. McCulley provided the Board with a sketch, designated as Exhibit C, of the original front and interior of the building area and of the revised front and interior area. D. McCulley stated this was a heated storage and living area that was damaged by water. The six windows have been replaced with four and an extra door replaced two windows. The door was added to provide a private entrance for the upstairs tenant.

No building permit had been obtained for the renovation work. Plans were not submitted to the Building Official or Fire Marshal for review as had been requested in a letter to Mr. McCulley on September 23, 2013. If a building permit had been applied for, the applicant would have been directed to the Historic District Commission for review prior to any construction.

Discussion followed regarding the placement of the door and windows. D. McCulley stated that the door cannot be moved to the south side as there is no room.

Staff offered another option that would restore the façade to one door with four windows to the right and two windows to the left. This modification would require interior changes to provide separate access for the two apartments.

NANCY A. BRAY
TOWN CLERK

Nancy A. Bray

2013 NOV 19 PM 2:16

RECEIVED
COLCHESTER, CT

Motion by: N. Anderson
To close the Public Hearing
Second by: R. Kvederas
Vote; Unanimous. Time: 7:25 p.m.

6. NEW APPLICATIONS – NONE

7. PENDING APPLICATIONS

HDC#13-002 – 23 Hayward Avenue, Dennis McCulley, Owner/Applicant

Application for a Certificate of Appropriateness for property located within the Historic District. The applicant seeks approval for work done on the rear house to replace windows and doors. Map#16, Lot #046 (Application received on October 21, 2013, Public Hearing scheduled for October 21, 2013, and continued to November 18, 2013).

Motion by: E. Sharon

To modify the application to allow replacement of the original 28" wide door with a 36" wide door, that the two windows to the right (as facing the building) of the door be returned to four windows, that the new door on the left (as facing the building) be returned to the original design of two windows. The siding is to be consistent with the existing siding, thus replicating the original look of the building.

Second by: N. Anderson.

Vote: Unanimous.

8. NEW BUSINESS – NONE

9. COMMUNICATIONS – NONE

10. ADJOURNMENT

Motion by: R. Kvederas

To adjourn the meeting.

Second by: N. Anderson.

Vote: Unanimous.

Chairman Sharon adjourned the meeting at 7:31 p.m.

Respectfully submitted,

Mary Jane Slade
Clerk