

Historic District Commission
February 10, 2014
Town Hall – Room #3
127 Norwich Avenue

MEMBERS PRESENT: Chairman Ellen Sharon, Robert Kvederas and Nancy Anderson and Alternate: Linda Akerman; Staff: Adam Turner, Town Planner/Interim Zoning Enforcement Officer and Gail Therian, Clerk; Mike Caplet, Board of Selectmen Liaison;

MEMBERS ABSENT: Alternate: Janice Adams

1. **CALL TO ORDER**

Chairman Sharon called this Regular Meeting to order at 7:00 p.m.

2. **ADDITIONS TO THE AGENDA –**

Chairman Sharon asked for an Item B be added under Item 7, "New Business" – "Update on the Chevrolet Property".

So moved by: Nancy Anderson
Second by: Robert Kvederas
Vote: Unanimous by those present

3. **MINUTES OF PREVIOUS MEETING** – Regular Meeting November 18,, 2013

Motion by: Robert Kvederas
to approve the minutes of the November 18, 2013 meeting as written
Second by: Nancy Anderson
Vote: Unanimous by those present

4. **FIVE MINUTE SESSION FOR PUBLIC** – No one spoke

5. **PUBLIC HEARINGS –**

- A **HDC#13-003 - 11 Hayward Ave., A. Uliasz applicant, D. Mawhinney owner.** Application for a Certificate of Appropriateness for property located at 11 Hayward Ave. within the Historic District. The applicant wishes to construct a new landing and stairs to access the side entrance of the building from the parking lot. Map # 16 Lot # 045-000.

A. Turner read the Public Hearing legal notice published in the *Rivereast* on January 31, 2014.

A. Uliasz, applicant, told the Commission that this application was for the construction a new set of stairs and landing to access the side entrance of the building. Currently, the existing access to this door is via a long handicap ramp that begins at the rear of the building. He explained the location of the proposed staircase and landing. Discussion followed with the Commission suggesting a modification to the original proposal. The Commission asked that the design be a single staircase to the far right corner when facing the building. This design would not distract from the architectural features of the building and still allow access to the side entrance of the building. The applicant said that this would be agreeable to him.

Motion by: N. Anderson
to closed the Public Hearing at 7:15 p.m.
Second by: R. Kvederas
Vote: Unanimous by those present

6. **NEW APPLICATIONS** – None

7. **PENDING APPLICATIONS**

- A **HDC#13-003 - 11 Hayward Ave., A. Uliasz applicant, D. Mawhinney owner.** Application for a Certificate of Appropriateness for property located at 11 Hayward Ave. within the Historic District. The applicant wishes to construct a new landing and stairs to access the side entrance of the building from the parking lot. Map # 16 Lot # 045-000. (Public Hearing was opened and closed on 2/10/14)

This Public Hearing was closed this evening.

RECEIVED
COLCHESTER, CT
2014 FEB -9 PM 1:45
NANCY A. BRAY
TOWN CLERK

Motion by: N. Anderson
to approve HDC#13-003 as modified to move the single staircase to the far right hand corner
when facing the building.

Second by: R. Kvederas

Vote: Unanimous by those present

7. **OLD BUSINESS** - None

8. **NEW BUSINESS**

A. Improvements to Town Green

A. Turner told the Commission that the Town has proposed a project on the Town Green in the State Right of Way. This project is to construct an ADA compliant walkway. Currently there is an unpaved walkway that is not ADA compliant. The location of the path is at the very northern end of the Green near a small unpaved parking lot on the Merchant's Row side to the other side of the Town Green. He has met with the Historical Society and they agree with this improvement. The Town is planning on using a blue stone stamped concrete product. The Town is petitioning the State to reduce the size of the path from 5' to 4'. Discussion followed with the Commission members asking that they see a sample of the stamped concrete when it is decided upon. They also asked that an application for Certificate of Appropriateness be submitted if necessary.

B. Update on the Chevrolet Property

Chairman Sharon said that she has become involved with a group of concerned citizens regarding the Chevrolet property. She said that this group would like this property to be purchased by the Town to be used perhaps as a Senior Center or Community Center.

A. Turner told the Commission that when the Chevrolet dealership closed, the Town petitioned the State and was able to take the first 100' back to the side walk, to allow planting of grass and to make it more consistent with the properties in the area. He said that this property is a key piece of property for economic development. He told the Commission that any development of this property would be reviewed by the Planning and Zoning Commission to be sure that the design is appropriate for this area. Discussion followed regarding the possibility of the Town purchase of this building for development as a Senior Center or Community Center.

9. **COMMUNICATIONS** –

A. Turner invited the Commission members to the discussion on the updating of the Plan of Conservation and Development which will take place at the Wednesday, February 19, 2014 meeting of the Planning and Zoning Commission.

10. **ADJOURNMENT**

Motion by: N. Anderson
to adjourn this meeting.

Second by: R. Kvederas

Vote: Unanimous by those present

Chairman Sharon adjourned the meeting at 7:39 p.m.

Respectfully submitted,

Gail N. Therian, Clerk