

Historic District Commission  
October 20, 2014  
Town Hall – Room #3  
127 Norwich Avenue

**MEMBERS PRESENT:** Chairman Ellen Sharon, Robert Kvederas and Nancy Anderson; Staff: Randy Benson, Asst. Planner/Zoning Enforcement Officer; Gail Therian, Clerk;

**MEMBERS ABSENT:** Alternates: Janice Adams and Linda Akerman;

1. **CALL TO ORDER**

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

2. **ADDITIONS TO THE AGENDA** - None

3. **MINUTES OF PREVIOUS MEETING** – Regular Meeting February 10, 2014

**Motion by:** R. Kvederas  
to approve the minutes of the February 10, 2014 meeting as submitted.  
**Second by:** N. Anderson  
**Vote:** Unanimous by those present

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

5. **PUBLIC HEARINGS** –

- A. **HDC#14-002 – Lebanon Avenue, Stephen Fedus, applicant/owner.** Application for a Certificate of Appropriateness for property located on Lebanon Avenue within the Historic District. The applicant wishes to construct three (3) new single floor duplexes. Map # 16 Lot # 045-001.  
(Application received on 10/20/14, Public Hearing opened and closed on 10/20/2014)

R. Benson read the Public Hearing legal notice published in the *Rivereast* on October 10, 2014.

S. Fedus, applicant/owner of the property located on Lebanon Avenue presented his plans for three (3) single floor duplexes. He explained that this was a conceptual plan as he was looking for the Historic District Commission's input on the proposed project. He said he will need a new plan showing drainage, lighting and parking to present to the Planning and Zoning Commission, if he goes ahead with the project. He said that each unit would be two (2) bedrooms, and two (2) units would be handicap accessible. He presented samples of the slate grey siding and the roof material.

Tony Forcucci, 30 Northern Blvd, asked if there is any outside storage proposed and if there would be an age restriction on the property.

Discussion followed regarding the visibility of the units from the Lebanon Avenue side. The Commission requested that Mr. Fedus revise the plan to show items such as the location of the propane tanks and air conditioning units, signage, driveway material, lighting, and landscaping. The consensus was that the color scheme of grey and white was acceptable, but the proposed vinyl siding is not acceptable. The Commission was also concerned about the structures being one-story, as there is currently no one-story structures in the Historic District. They suggested that Mr. Fedus look at possibly making the structures 1 ½ stories or two (2) stories.

**Motion by:** N. Anderson  
to close the Public Hearing on HDC#14-002.  
**Second by:** R. Kvederas  
**Vote:** Unanimous by those present

6. **NEW APPLICATIONS** –

- A. **HDC#14-002– Lebanon Avenue, Stephen Fedus, applicant/owner.** Application for a Certificate of Appropriateness for property located on Lebanon Avenue within the Historic District. The applicant wishes to construct three (3) new single floor duplexes. Map # 16 Lot # 045-001.  
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CLERK

The Commission discussed the lack of storage and suggested that garages be added. R. Benson said that if the proposed use is for 55 and older, there would be a requirement to have garages, but this site is not large enough to have garages. The Commission again suggested the buildings be two story or a loft area above to address storage issues to be more compatible with the other buildings in the Historic District.

**Motion by:** E. Sharon  
to table further discussion on HDC#14-002.  
**Second by:** R. Kvederas  
**Vote:** Unanimous by those present

7. OLD BUSINESS - None

8. NEW BUSINESS

A. **Review of the proposed schedule of meetings for 2015;**

**Motion by:** R. Kvederas  
to approve the proposed Schedule of meetings for 2015.  
**Second by:** N. Anderson  
**Vote:** Unanimous by those present

B. **Election of officers for 2014.**

**Motion by:** R. Kvederas  
to open the nominations for officers for 2015  
**Second by:** N. Anderson

**Motion by:** E. Sharon  
to nominate E. Sharon as Chairman, N. Anderson as Vice Chairman, and  
R. Kvederas as Secretary  
**Second by:** N. Anderson

**Motion by:** P. Kvederas to close nominations.  
**Second by:** N. Anderson  
**Vote:** Unanimous by those present

**Motion by:** R. Kvederas to approve the slate of Officers  
**Second by:** N. Anderson  
**Vote:** Unanimous by those present

9. COMMUNICATIONS – None

10. ENFORCEMENT OFFICER'S REPORT – None

11. ADJOURNMENT

**Motion by:** N. Anderson  
to adjourn this meeting.  
**Second by:** R. Kvederas  
**Vote:** Unanimous by those present

Chairman Sharon adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Gail N. Therian, Clerk