

Historic District Commission
March 9, 2015
Town Hall – Room #201
127 Norwich Avenue

MEMBERS PRESENT: Chairman Ellen Sharon, Linda Akerman, Nancy Anderson and Stanley Stefanowicz (arrived at 7:06 p.m.); Staff: Randy Benson, Asst. Planner/Zoning Enforcement Officer; Gail Therian, Clerk;

MEMBERS ABSENT: Alternates: Robert Kvederas and Alternate: Janice Adams;

1. **CALL TO ORDER**

Chairman Sharon called this Regular Meeting to order at 7:03 p.m.

2. **ADDITIONS TO THE AGENDA**

Chairman Sharon said that there was one addition to the agenda under Item # 8 – New Business “School for Colored Children.”

3. **MINUTES OF PREVIOUS MEETING** – Regular Meeting October 20, 2014

Motion by: N. Anderson

Second by: L. Akerman

to waive the reading of the minutes of October 20, 2014 meeting.

Motion by: L. Akerman

to approve the minutes of the October 20, 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#15-001 – 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 02/02/2015, Public Hearing opened and closed on 03/09/2015)

R. Benson read the Public Hearing legal notice published in the *Rivereast* on February 27, 2015.

Stanley Stefanowicz arrived at 7:06 p.m. and was seated as a voting member.

S. Fedus, applicant/owner of the property located on Lebanon Avenue presented his updated plans for three (3) single floor duplexes. He said that these plans show the area where the HVAC and propane tanks were enclosed so they would not be visible from the road. He explained the landscaping that would be used to buffer the area. He said a fence would be installed around the dumpster. He showed a picture of the proposed outside lighting and said that all utilities would be underground. He presented two options for the design of the duplexes which would make the houses more compatible for the Historic District. He stated that he would like to use vinyl siding as it is more economically feasible. He is not proposing any signage at this time.

Discussion followed regarding Section 3.2.9 of the Historic District Regulations. This section is regarding new construction and important considerations for new structures. 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 two (2) stories to be compatible with the Historic District Buildings. The Commission also told Mr. Fedus that the windows and fencing could not be vinyl and the driveway should be gravel and not paved. Discussion followed.

Motion by: N. Anderson

to close the Public Hearing on HDC#14-002.

Second by: R. Kvederas

Vote: Unanimous by those present

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Historic District Commission
& Zoning Enforcement Officer
GAIL THERIAN, CLERK

Motion by: E. Sharon
to Deny HDC#15-001.
Second by: L. Akerman
Vote: Unanimous by those present

6. **NEW APPLICATIONS** – None

7. **OLD BUSINESS** - None

8. **NEW BUSINESS**

A. School for Colored Children

N. Anderson said that there are boards that need to be replaced at the School for Colored Children and the roof may need to be replaced also. Chairman Sharon said that she has brought this to the attention of the Board of Selectmen at the January Chairman Commission Quarterly meeting. She is hopeful that the Town Parks and Recreation Maintenance crew will help with this work. It was also suggested that a local Boy Scout troop might volunteer to help paint the building.

9. **COMMUNICATIONS** – None

10. **ENFORCEMENT OFFICER'S REPORT** – None

11. **ADJOURNMENT**

Motion by: N. Anderson
to adjourn this meeting.
Second by: S. Stefanowicz
Vote: Unanimous by those present

Chairman Sharon adjourned the meeting at 7:37 p.m.

Respectfully submitted,

Gail N. Therian, Clerk