

**ORDINANCE COMMITTEE
MEETING AND PUBLIC HEARING
JANUARY 7, 2008**

The Ordinance Committee of the Board of Aldermen held a meeting and public session on Monday, January 7, 2008. Chairman J. Patterson called the meeting to order at 7:04 p.m. and read the public notice as posted in the New Haven Register on January 2, 2008.

MEMBERS PRESENT

J. Patterson, Chairman
J. Blacketter, Vice Chairman
N. Veccharelli
V. Ditchkus
A. Gianattasio

Chairman J. Patterson opened the public session of the Ordinance Committee at 7:04 p.m. regarding the following Ordinance:

1. An Ordinance Amending Sections 6-5 and 6-6 of Chapter 6 of the Code of Ordinances of the City of Milford (Demolition Delay).

Speakers in Favor:

R. Platt – 132 Platt Lane – stated he is in favor of the proposed amendment to the Ordinance. He stated it would help to preserve what we have here in Milford and any repetition of the last incident over the last couple of months.

Speakers Opposed:

N. Patosky (sp) – 86 Governors Avenue – expressed concern for Mr. Platt wanting to increase wait time. She stated this would be very burdensome to older homes and also spoke as to nostalgia. She continued reading from a prepared statement that spoke as to the difficult of restoring these homes. She stated she was concerned with more restrictive rules being placed upon a homeowner.

Chairman Patterson closed the public session at 7:08 p.m.

Ald. Ditchkus and Ald. Veccharelli made and seconded a motion to waive the reading of the Ordinances in their entirety. Motion carried unanimously.

Ald. Blacketter and Ald. Veccharelli made and seconded a motion to approve an Ordinance Amending Sections 6-5 and 6-6 of Chapter 6 of the Code of Ordinances of the City of Milford (Demolition Delay).

Ald. Ditchkus expressed concern with some issues on this. He noted with the amendment you are attesting to the year the structure was built. He stated sometimes that is difficult and could be a best guess from the

Assessor's Office. He also spoke as to the issue from changing from 45 days to 90 days. He stated he didn't have a problem with 60 days, but 90 days could interfere with the property owner's rights. He stated extending it another 90 days interferes with the homeowners right and they should be protected.

Ald. Blacketter and Ald. Veccharelli made and seconded a motion to amend, based on input from the public, striking out "*built prior to 1902 and insert is at least 50 years old*".

Ald. Ditchkus noted when this Ordinance was written it was originally 100 years and it was not set at 50 years. He stated there are a lot of structures out there that are 50 years old and just not worth savings. He stated they might be overstepping their boundaries here. He spoke as to the villas along the beach that could be worth saving stating it is possible there could be a list in place for homes over 50 years old worth saving.

Ald. Blacketter commented the idea is meant to address homes that would have significant historical value. She asked how this would be established.

Ald. Ditchkus stated the City could take an inventory of those properties that are over 100 years old. He stated adding bureaucracy to a house 51 years old is unfair to the homeowner. He stated he believed there is a list of and reiterated they should look at homes along the shore as well as the Poli Mansion, etc.

Ald. Veccharelli stated the 50-year or older language puts a better umbrella of protection that still has historic distinction. He stated they are trying to protect what little they have and that is why they are going with 50 years. He spoke with regard to the demolition delay and commented they are not looking to tie the hands of these people. He stated it the City Historian and Building Inspector sign off they could waive that wait time. He added the added time gives time to protect something that may need to be protected. He stated he believes the Ordinance is written well and protects those buildings they wish to protect and advocates such as a city.

Chairman Patterson stated he wished to add to the astute comments of Ald. Veccharelli stating the statute gives up to 180 days. He stated in checking with surrounding communities 50 years is pretty much the norm. He also noted the Connecticut Historic Preservation Distinction Trust is putting together a model which requires 50 years as well.

Ald. Ditchkus asked about the guidelines at 50 years. He asked what the defining guide would be noting there is a big difference of what guidelines could be between 50 years and 100 years.

Ald. Giannattasio noted the City Historian has been an advocate and asked what houses presently fit under that guideline.

Ald. Veccharelli recognized the City Historian stating he could shed some light on the 50-year issue.

Mr. Platt stated the Villa Rosa was built in 1920. He also noted there is an art deco house on Robert Treat Parkway and also a house on Bristol Terrace.

Ald. Ditchkus asked Mr. Platt if he would agree to making a list and adding to it as needed. He stated there are bases they may want to look at.

Ald. Giannattasio added the objective would be to narrow down the inventory. He asked Mr. Platt if he could make up a list of these few properties.

Mr. Platt replied there is a list and that he is in the process of making a new one. He noted 404 properties have been identified in town.

Ald. Veccharelli spoke as to a good list of houses of interest and value and added it is rare for a building to be demolished completely. He also commented there will not be a need for Mr. Platt to be on a 24/7 stand-by.

Ald. Ditchkus stated that Ald. Veccharelli has brought up an issue and that it may be wise to table this matter until they know how many demolition permits have been issued before this Committee forwards this to the full Board. He questioned how many are less than 50 years old.

Ald. Ditchkus and Ald. Blacketter made and seconded a motion to table this matter.

Chairman Patterson stated he did not think it would be prudent to take this. He stated if something were to come up they would look at this again.

By roll call vote, on the matter to table the motion carried 3 yes (Giannattasio, Ditchkus, Blacketter) and 2 no (Veccharelli, Patterson).

Ald. Ditchkus and Ald. Blacketter moved to adjourn. Motion carried unanimously.

The Committee adjourned at 7:31 p.m.

Respectfully submitted,

Kathleen K. Huber
Board Secretary