

**BOARD OF ALDERMEN  
ORDINANCE COMMITTEE MEETING and PUBLIC HEARING  
DECEMBER 1, 2014**

The Ordinance Committee of the Board of Aldermen held a meeting and public hearing on Monday, December 1, 2014. Chairman Smith called the meeting to order at 7:08 p.m.

**MEMBERS PRESENT**

F. Smith, Chairman  
S. Shaw  
A. Giannattasio  
B. Anderson  
M. Casey

**ALSO PRESENT**

Mayor Benjamin G. Blake  
Jonathan D. Berchem, City Attorney  
Steven Fournier, Mayor's Assistant

Chairman F. Smith stated before the Committee tonight meeting were two Ordinances. He stated the meeting was being held in accordance the legal notice posted in the New Haven Register on November 26, 2014.

1. An Ordinance Establishing Chapter 19, Planning, Article XXI, Historic Preservation Commission, §§18-218 through 18-232 of the Milford Code of Ordinances.
2. An Ordinance Amending Chapter 6, Buildings and Building Regulations, Article I, in General; Demolition §§6-7 and 6-10.

Chairman Smith opened the public hearing at 7:09 p.m.

**Speakers in favor:**

M. Kramer – North Street – also president of the preservation trust. Spoke of what happen in October when a very historic house (Elijah Bryan House) on Gulf Street was lost. She also referenced an article in the preservation trust magazine that spoke regarding the loss of the Elijah Bryan House. She stated the proposed Ordinance would add an extra layer of protection

R. Platt – 132 Platt Lane – also a member of the preservation trust and serves as Vice President. This Ordinance is approved by the State. He stated both Hartford and New Britain have such an Ordinance. He stated his was tailored to suit the needs here in Milford. He also cited the loss of the Elijah Bryan House. He stated there is another house on Gulf Street which could also be lost. Since the preservation trust has been formed he stated they have saved two and but lost two. He urged the Committee's favorable consideration of this Ordinance. He also pointed out several members of the committee were here tonight who have worked hard on this.

L. Flanagan – 38 Prospect Street – stated it was the famous Prospect Street that started all of this historic discussion some time ago. She stated she was very much in favor of this Ordinance.

C. LaBrake – 46 Bilyard Street – she stated she serves as the current City Historian. She stated she is in favor of this Ordinance and that it would help with preservation. She also pointed out 90 days is way too little time to gather information. It is necessary to save what little historic value in Milford that is left.

R.Lutz – 56 Platt Stteet - stated the reason this is before this Committee is in response to what has been happening in Milford. He stated his Ordinance is for owners to have a mechanism in place. The idea behind this Ordinance is that each town would customize it to suit that particular town's needs. He stated there are very few buildings on the list. The preservation trust stands ready to help and has the ability to seek grants. He stated he is very much in favor of it and would enrich Milford's future.

D.Jones – 49 Green Street – spoke in favor of both Ordinances. Continued reading from a prepared citing reasons for preserving historic preservation which is an essential part of Connecticut's future. He also stated there are four goals in this plan. He cited a quote by Kenneth Galbrath. Let's demonstrate Milford is in support of preservation.

L. Kennard – 16 Green Street – stated she too also serve on the commission. She urged the board to adopt both of these Ordinances.

B. Ortoleva – 59 Cynthia Drive – have lived here 59 years and stated she has watched so many buildings go. She stated she would like to see this town remain as it is.

J. Platt – 132 Platt Street – spoke of the golden goose. She stated she was in favor of both Ordinances.

A. Stowe – 36 Fresh Meadow Lane – stated the town has so much charm and we need to preserve what we have. Important to take the steps today that we will benefit from for decades to come.

Speakers opposed – None.

Chairman Smith closed the public hearing at 7:25 p.m.

Ald. Shaw and Ald. Anderson made and seconded a motion to forward to the full Board of Aldermen with a favorable recommendation An Ordinance Establishing Chapter 18, Planning, Article XXI, Historic Preservation Commission, §§18-218 through 18-232 of the Milford Code of Ordinances.

Ald. Giannattasio stated at the leadership meeting it was his understanding there was going to be an opt out available for people who did not wish to join in. He stated in looking at the Ordinance there is no opt out.

Mayor Blake there is not an opt out, but an opt in. He explained how a homeowner would go about getting on to the National Historic Registry. He stated there is a voluntary component to this. He went on to speak about the benefits which are eligible for grants and cited Storm Sandy. There are only a few homes in Milford on the National Registry.

Ald. Giannattasio asked why this small number of people would not just opt in.

Mayor Blake stated one reason is cost. He stated another reason is they may not want to or they many not wish to pursue what is required.

Ald. Giannattasio stated he had additional questions and that time was needed to get the necessary information.

Ald. Giannattasio and Ald. Casey made and seconded a motion to postpone this matter until additional information could be obtained.

Chairman Smith asked Ald. Giannattasio if he was looking to table the matter.

Ald. Giannattasio stated he wished to postpone the matter to gather additional information.

Motion carried unanimously.

Chairman Smith commented with the Thanksgiving holiday there just was not enough time to evaluate all of the information and that he expected a lengthy discussion at the next meeting,

Ald. Shaw and Ald. Anderson made and seconded a motion to forward to the full Board of Aldermen with a favorable recommendation An Ordinance Amending Chapter 6, Buildings and Building Regulations, Article I, In General; Demolition §§6-7 and 6-10.

Chairman Smith explained this Ordinance is extending the current notification process from 90 days to 180 days.

Speakers in Favor:

Mr. Platt – 132 Platt Lane - stated there were several requests he made. The change to 180 days is essential. He spoke of the Elijah Bryan House. He stated in Massachusetts there is a two year wait. He stated there were some other things he had proposed which were taken out by the city attorney, i.e. if there is a violation. He stated he would like to push the idea of a two year moratorium to build on a property. He stated he would like to see that put back in.

M. Kramer – West River Street – stated she supported the idea of 180 days. She stated given what they went through over the summer regarding Elijah Bryan House. She also commented she received calls from all over the country. She stated the added 90 days would given them an opportunity for an alternative to demolition

T. Chaucer – Hawley Lane – spoke of the Elijah Bryan House. He also commented George Washington was here in Milford and that tavern no longer exists. He also spoke of Mr. Plumb and that building no longer exists.

C. LaBrake – 48 Bilyard Street - stated she has received a number of letters. Approving this doesn't just extend the time but clarifies the paperwork. She stated it is a lot more than a 90 day increase. She stated it supports the preservation of the historic buildings and clarifies the current language in place.

Ald. Shaw thanked everyone for coming out. She stated it affects homes over 75 years old. She stated she would support this.

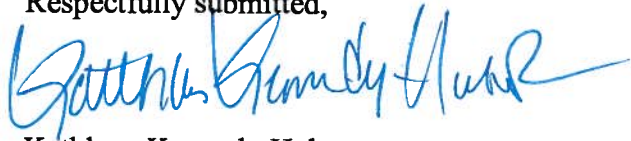
Ald. Giannattasio stated he would respectfully ask to postpone this until the next Ordinance committee meeting to obtain more information. Ald. Casey seconded the motion. Motion carried unanimously.

Chairman Smith stated he has been impressed with the depth of the conversation. He apologized to those who came out but stated notice would be provided for a new date.

Being no further business, Ald. Shaw and Ald. Anderson made and seconded a motion to adjourn. Motion carried unanimously.

The Committee adjourned at 7:43p.m.

Respectfully submitted,



Kathleen Kennedy Huber  
Recording Secretary