

**MILFORD HISTORIC DISTRICT NO. 2 - SOUTH OF THE GREEN  
UNAPPROVED MINUTES OF MEETING HELD WEDNESDAY, MAY 13, 2009  
CONFERENCE ROOM B, PARSONS GOVERNMENT CENTER**

Chrmn. Smith called the public hearing to order at 7:04 P.M.

**MEMBERS PRESENT:** Carol Molloy Smith; Walter Ortoleva (7:06 P.M.)

**ALTERNATES PRESENT:** Gary Becker; Marjorie Jones; Arthur Stowe (7:05 P.M.)

**ALSO PRESENT:** Linda Stock, Secretary

Chrmn. Smith explained that once the public hearing is closed, there is to be no further communication between the public and the Commission members.

**PUBLIC HEARING**

**1. Application for Certificate of Appropriateness by James and Jennifer Ferrara, 68 High Street, for proposed construction of a garage/mudroom**

Jennifer Ferrara, 68 High Street, displayed an artist's rendering of the proposed construction. She handed in the certificates of mailing and walked the members through the paperwork and the site plan. She noted that the existing garage would be removed, to be replaced with another garage and a mudroom; both to be more energy efficient. They were previously approved for a garage with an eaved roof; however, they will change the roof line to a hip roof to be compatible with the remainder of the dwelling.

They will also add an asphalt driveway with Belgium block on the sides, as is Chrmn. Smith's driveway.

There will be changes to the existing structure. The front will have an addition of the mudroom and garage. The side that faces their neighbor (not the phone company property) will be the side of the garage and the addition of a pergola where the current garage stands. In the rear, the existing deck will be removed and replaced with steps to a courtyard, which will probably be crushed stone or granite. There will be a false stone exterior to match the existing foundation.

A. Stowe asked if there would be a room over the garage to which J. Ferrara responded there will be a bedroom with roughed in plumbing. A. Stowe then questioned if there would be access through the garage to which Ms. Ferrara responded in the negative, noting that that bedroom would be entered from the mudroom.

Ms. Ferrara continued. Regarding the windows, they will match the existing, simulating double hung. The chimney will replace the area where there are existing French doors. They will also add sky lights to the roof but the one currently existing in the family room will be removed. The pergola will be in the rear with the existing pavement being removed. As far as the side that faces the phone company property, they will remove a couple of windows, which will allow them to create a wall of cabinets in the kitchen.

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They will be changing the roof line on the second floor to add a toilet. They may also do a color change. In the stairwell they will change one side window to an art glass window. The siding will match the existing. The two garage doors will be solid, and perhaps there will be no windows. Ms. Ferrara questioned if they have to make a decision on whether or not to have windows in the garage doors this evening. W. Ortoleva noted that the plans show the doors without windows. A. Stowe believes it to be a personal preference. Currently the doors are basic plain doors. Chrmn. Smith stated she wants to make sure that everyone is comfortable with minor changes. G. Becker suggested they approve the application "with or without the windows."

Ms. Ferrara continued, noting that the shutters on the dormer will match existing. If lights are added they will also match the existing. The doors will be steel, which is code. Any new windows will be of equal material.

Chrmn. Smith noted that Ms. Ferrara provided a nice presentation which she felt was very ambitious. She asked if there were any comments or questions from members.

Although the existing garage will be removed, M. Jones questioned how they get to it now to which Ms. Ferrara displayed plans noting that they will be "shifting everything over on the inside" of the dwelling. Chrmn. Smith noted that currently, they drive around the left side of the house to enter the garage from the rear.

M. Jones wondered if the dwelling was built in 1850 or 1860.

Ms. Ferrara explained they have an existing shed on the property line that will have to come down. W. Ortoleva questioned if it was a violation from the previous owner.

Ms. Ferrara noted that when they are done, they will have much more storage space. A. Stowe added that they will have more private backyard with a fence.

There being no other questions or comments, the public hearing was closed at 7:26 p.m.

Chrmn. Smith opened the regular meeting of the South of the Green Historic District No. 2, at 7:26 P.M.

**1. ROLL CALL**

Present were: Members: Gary Becker; Walter Ortoleva; Carol Molloy Smith and Alternates Marjorie Jones and Arthur Stowe.

Chrmn. Smith noted that members T. J. Casey, Kevin DeMarco and Arthur Paulson were excused. She further noted that all members and alternates present would be voting members for this meeting.

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**2. APPROVAL OF MINUTES OF APRIL 8, 2009**

M. Jones moved to approve the minutes of the April 8, 2009 meeting. The motion was seconded by A. Stowe.

**DISCUSSION**

Page 1 – W. Ortoleva noted the in the 5<sup>th</sup> paragraph, “Mrs. Gregory” should be Mrs. Carman. Also, in the 8<sup>th</sup> and 9<sup>th</sup> paragraphs, “Mr. Gregory” should be Mr. Carman. In the 6<sup>th</sup> paragraph, 1<sup>st</sup> line, Chrmn. Smith noted the word these should be in front of “property owners” and in the second line, the second word “and” should be even. Paragraph 8, second line, 5<sup>th</sup> word, “would” should be might according G. Becker.

Page 2 – Chrmn. Smith noted the following corrections: 4<sup>th</sup> paragraph under “New Business”, 2<sup>nd</sup> line, 4<sup>th</sup> word from the end “will”, should be might. 2<sup>nd</sup> to last paragraph, **add** after “...boundaries of the District” would the rules apply.... Last paragraph, last line, delete “the language guidelines” and replace with, for any interested parties to review the proposed changes at that address.

Page 3 – Chrmn. Smith noted that in the first paragraph, first line, change “Gregory’s” to Carman’s.

There was a brief discussion on whether or not the Commission would have discretion on applications that have areas facing properties not in the Historic District. Chrmn. Smith will ask for clarification from the City Attorney’s office.

Chrmn. Smith called for a motion to re-order the agenda. The motion was so made by G. Becker, seconded by A. Stowe and unanimously carried.

She then called for a motion to issue a Certificate of Appropriateness for the Ferrara application at 68 High Street.

A. Stowe moved to issue a Certificate of Appropriateness for the Ferrara application at 68 High Street. The motion was seconded by M. Jones.

**DISCUSSION**

G. Becker suggested the motion be amended to include the garage doors with or without windows or handles.

A. Stowe amended his motion as noted which was seconded by M. Jones and unanimously carried.

Chrmn. Smith thanked Jennifer Ferrara for coming; she would issue the Certificate in a timely manner.

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**3. CHAIRMAN'S REPORT INCLUDING CORRESPONDENCE – Chrmn. Smith**

Chrmn. Smith mentioned the issue of the Commission's fees, which was brought up during last month's public hearing. The applicant suggested a sliding scale based on the cost of the project. Chrmn. Smith explained that the charges usually cover the newspaper ad, and have nothing to do with the size of the project. A. Stowe added that the money goes to the newspaper, not to the commission. Discussion ensued as to whether or not the commission should consider a sliding scale. W. Ortoleva stated that some applications do not take as much time to review as others. In those cases, he wishes they could reduce the fee. However, Chrmn. Smith explained that they are mandated by Statute and Ordinance.

The question again arose if a Certificate of Appropriateness was necessary if the change is only visible from a street outside of the district. G. Becker wondered if the visibility is from any street or public way in or out of the district. Second, do they have to give notice to people outside of the district? Chrmn. Smith responded affirmatively to the first question regarding visibility from streets outside of the district. Regarding the second question, of notifying property owners within 200' of the subject property, Chrmn. Smith asked G. Becker to research this item. There was a brief discussion on whether or not the Building Dept. and/or Planning and Zoning require this notification and also that there are some changes that do not require Building or Planning & Zoning approval. W. Ortoleva wondered what would happen if the district were expanded. Chrmn. Smith explained they would have to abide by what was decided at a particular point in time. Chrmn. Smith asked that everyone, especially G. Becker, give more thought to this issue.

**4. TREASURER'S REPORT – Walter Ortoleva**

W. Ortoleva noted that they have not as yet received any funds from the City. He paid the New Haven Register \$64.10 for the ad. The balance is \$155. He is counting on getting the grant from the City. Chrmn. Smith stated it won't be disbursed until the next fiscal year, July 1<sup>st</sup>.

**5. CLERK'S REPORT – Arthur Paulson**

Chrmn. Smith noted that the legal notice was put in the paper.

**6. UNFINISHED BUSINESS**

**A. District Signage Update**

W. Ortoleva informed the members that he has not received any response from the Police Department. They are only concerned about the sign not being within 25' of a corner. He dropped off paperwork to the Assistant City Planner, Emmeline Harrigan. However, L. Stock informed him that Planning & Zoning does not have jurisdiction on

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City property. He then met with Lisa DiLullo and received the Mayor's approval. He wants to get approval from everyone as to where the signs will be installed. He believes they should be "diplomatic" about it. Chrmn. Smith spoke with someone at the boat yard and they would be happy to have one there; perhaps another one at the pump station and near the telephone company property as well as in the 15 Lafayette Street area. It was suggested that K. DeMarco could ask about the Lafayette Street area. Chrmn. Smith would like the signs up before the summer season commences. M. Jones asked that the commission please call on her children, who are scouts, to assist in installing the signs. W. Ortoleva believes they will need two people.

**7. NEW BUSINESS**

Chrmn. Smith noted that an item came up after the agenda was prepared. T. J. Casey suggested they notify renters, etc. that the property they rent or lease is in the historic district. M. Jones will review this issue and report back to the commission at the next meeting.

There being no other business to discuss, it was moved by W. Ortoleva, seconded by A. Stowe and carried unanimously to adjourn at 7:53 P.M.

Respectfully submitted,

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Linda Stock, Secretary