

Milford Historic District No. 2, South of the Green
Minutes of Regular Meeting and Public Hearing – Board of Education Meeting Room (Learning Center), Parsons Government Center – May 13, 2015

Vice Chair Paulson Smith called the meeting to order at 6:30 p.m.

Present: Gary Becker, Elizabeth Kennard, Arthur Paulson, Arthur Stowe,

Excused: Carol Smith, Walter Ortoleva, Christopher Thomas

Mr. Becker and Ms. Kennard made and seconded a motion to reorder the agenda to bring New Business: Discussion “The Secretary of the Interior’s Standards for Rehabilitation” forward to this point in the agenda. Motion carried unanimously.

New Business

Mr. Becker and Mr. Stowe moved to adopt the Secretary of the Interior’s Standards for Rehabilitation (codified in 36 CFR 67).

Mr. Stowe was in agreement these standards should be accepted as guidelines but he was not sure how they fit into the guidelines of this commission.

Mr. Becker explained he attended a meeting in 1/15 and based on that meeting it was recommended our commission adopt these standards. He referred to guideline that implement the standards and stated he felt if we adopt them to guide our decision making, it would be to the benefit of this commission.

Ms. Kennard noted it would be critical to have these standards included on this commission’s website.

Mr. Becker and Mr. Stowe amended the motion to adopt the Secretary of the Interior’s Standards for Rehabilitation (codified in 36 CFR 67) as guidelines for Historic District II Commission. Motion carried unanimously.

The regular meeting stood in recess at 6:38 p.m. and the public hearing was called to order at 6:38 p.m.

Public Hearing to consider Application for Certificate of Appropriateness from Joseph and Meg Tramuta of 105 Stone Manor Drive, Milford, CT for alteration, addition and repair of residential home located at 42 High Street, Milford, CT (copies of appropriate documents were submitted)

Mr. & Mrs. Tramuta, Mr. Holub (architect), Mr. Benedetto (construction consultant) was present.

Mr. Tramuta presented pictures of the house located on 42 High Street, the yard, the barn which needs a good deal of work and explained they would be looking to shore up the barn and use it as a two car garage.

He explained their intent is to request to extend the 2nd floor out to the 1st floor measurement in the front of the home and make the 2nd floor flush with the 1st floor in the rear. As well they are looking to add a 3rd floor to include a master suite. The plan includes enhancing the existing side entrance and possibly fencing in the yard.

Mr. Tramuta stated another proposal was to build a 2-car garage but they would prefer not to do that. He explained they are looking to invest substantially in to the house.

Paul Holub, architect (191 Country Club Road, Oxford) explained the proposed window additions and changes to the front of the house adding they would try to duplicate what there is now as far as window style. The addition of more windows on the 2nd and 3rd floor is to provide more light and improved harbor views. He noted it would be necessary to bring the house up to code to change windows and stairs but they would be maintaining the footprint of the house (860 sq. ft on 1st floor; 600 sq ft on the 2nd floor). The plan also includes a deck in the rear, front porch which would be identical to the existing porch. Vinyl siding would match the existing style; upgrade windows. He emphasized the fact they are open to advisement from the commission regarding the house trim. Also included is to erect a fence to match the neighbor's fence.

Regarding the barn, it was explained the plan is to restore the barn and keep it as a barn style.

Mr. Stowe felt that might require another application.

Discussion ensued regarding the proposal for the barn to be included in this COA. It was noted the changes would be cosmetic and there would be no changes in the footprint; just replacement and repair of wood.

Ms. Kennard expressed concern regarding checking the status of the barn as to whether or not is a historic barn or not.

Discussion ensued regarding whether or not additional windows might be considered on the 2nd floor, right side. Mr. Holub felt it would be best to have approval with the additional windows in the plan. Also, Mr. Holub reviewed the plans for the porch noting the balusters would be consistent with what is there now.

Peter Moen, 59 High St (neighbor) stated he liked the plans for the house and keeping it in the same footprint.

Discussion ensued regarding the style of the fence that is being considered.

Mr. Moen expressed concern regarding location of the fence and it was agreed a better option would be to have the fence around the perimeter (3 ft vinyl picket fence).

Mr. Stowe explained this commission's job is to approve plans that are submitted to them and not hypothetical plans. He felt it would be necessary for them to come back to the commission with a plan for the fence and the barn.

Vice Chair Paulson agreed in concept with one of the points raised noting in the past the commission has approved plans which have been amended at the meeting and he felt we could approve fence plans on that basis. He questioned whether we can or cannot deal with the barn at this time.

Mr. Stowe stated the fence plan submitted is something very close to the house and attached to the house and a perimeter fence is not attached to the house.

Mr. Becker noted in previous actions we have continued a public hearing without new submission.

Mr. Holub stated he can obtain a survey and show the extent of the fence and Mr. Becker suggested that would be best, noting we could act on the plans for the house at this meeting and continue the hearing on the fence and the barn.

Vice Chair Paulson if the plan is accepted as amended, this commission would be recessing part of this hearing until next month. He stated he would recommend approving the plans as amended with the addition and revision of windows

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 7:30 p.m. in order to consider the plans for the barn and the fence at next month's meeting.

The regular meeting was immediately reconvened at 7:30 p.m.

COA submitted by Joseph and Meg Tramuta of 105 Stone Manor Drive, Milford, CT for alteration, addition and repair of residential home located at 42 High Street, Milford, CT

Mr. Stowe and Ms. Kennard moved to approve the COA submitted by Joseph and Meg Tramuta of 105 Stone Manor Drive, Milford, CT for alteration, addition and repair of residential home located at 42 High Street, Milford, CT as amended.

Ms. Kennard asked if it was possible to include revised drawings with window revisions as part of the record of this hearing and it was agreed that would be done.

Motion carried unanimously.

Vice Chair Paulson recessed the meeting at 7:36 p.m. for further review of the photos of the barn and fence preferences. The meeting reconvened in public session at 7:39 p.m.

Approval of Minutes of January 2015 Meeting – Mr. Becker and Ms. Kennard moved to approve the minutes of the January 2015 meeting as presented. Motion carried unanimously.

President's Report including Correspondence – Vice Chair Paulson stated the plan to distribute the annual letter to neighbors still stands and he assured members that will be done in the near future.

Clerk/Treasurer's Report – not available.

Unfinished Business

Tree Committee Report – no report

New Business – previously considered.

There being no further business to discuss, Mr. Stowe and Ms. Kennard moved to adjourn at 7:40 p.m. Motion carried unanimously.

Recorded by Diane Candido