

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 (unapproved) –June 10, 2015

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

Present: Gary Becker, Elizabeth Kennard, Walter Ortoleva, Arthur Paulson, Arthur Stowe, Christopher Thomas

Excused: Carol Smith

Public Hearing to consider Application for Certificate of Appropriateness from Michael and Larae McGuigan for 55 Lafayette Street, Milford, CT for proposed replacement of front porch (copies of appropriate documents were submitted)

Mr. & Mrs. McGuigan and Mr. Daurielio, Architect were present.

Mr. Daurielio explained the request is for COA to demolish enclosed porch and rebuild it, same size but it will be an open porch rather than existing closed in porch. He explained it will be a simple structure, appropriate to the house, stairs will be toward the front. The plan also includes 2 new windows which will match the 2nd floor window (2 over 2) and they plan to keep the existing front door in the same location and stay with the same hip-style roof. The flooring will be tongue and groove with bead style wall, crown molding and simple columns. With regard to the siding, that will be repaired to match the house.

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 6:40 p.m.

The regular meeting was immediately convened at 6:40 p.m.

COA submitted by from Michael and Larae McGuigan for 55 Lafayette Street, Milford, CT for proposed replacement of front porch

Mr. Becker and Mr. Stowe moved to approve the COA submitted by COA submitted by from Michael and Larae McGuigan for 55 Lafayette Street, Milford, CT for proposed replacement of front porch. Motion carried unanimously.

Reconvene Public Hearing from 5/13/15 Meeting to consider application for COA from Joseph and Meg Tramuta of 10 Stone Manor Drive, Milford, CT for Alteration and Repair of residential home and barn located at 42 High Street, Milford (copies of application available at City Clerk's office).

Mrs. Tramuta was present with revised drawings. She shared with the members a recorded voice mail message from her husband who explained they are looking to put up two garage door on the barn which would be appropriate to the style (barn like doors). As well they would like to include windows on the 2nd floor on both sides of the structure. He noted at the time it is important to shore up the structure and after cleaning under the barn and ensuring all animals have been removed, install lattice around the base to allow air circulation under the barn. The roof plans will match the roof of the house and they will be replacing only the rotting exterior wood (like for like siding).

Further, Mrs. Tramuta explained that it is their intention to first do the work on restoring the main house but would like to at least shore up the barn to use for storage while work is done on the house.

Mr. Stowe asked if the windows will be the same as existing windows and he was told the new windows will be double hung.

He expressed concern that the plans for the windows would change the character of the barn structure significantly. Mr. Ortoleva agreed.

Mrs. Tramuta stated the house has very little storage and the barn would be used primarily for that; however, in the future they would like to make the 2nd floor a simple game room.

Mr. Paulson asked if there had been any decision on the fence that was discussed at last month's meeting and Mrs. Tramuta stated they had not decided on fence vs. hedges but she did not want a perimeter fence.

Mr. Paulson reminded Mrs. Tramuta if they decide to go with a fence, it will be necessary to come back to this commission for COA for the fence.

Regarding the windows on the house, are smaller and consistent with the small windows on the 3rd floor. Mrs. Tramuta also noted they have decided to put the deck only on the back of the house. Regarding the Green Street side of the house, it will have two additional new windows.

Mr. Thomas asked if there were any other differences since last month's presentation.

Mrs. Tramuta pointed out on the 2nd floor, there will now be a smaller window in the middle and the kitchen and laundry room windows are different from last month's plans.

Mr. Paulson reminded Mrs. Tramuta that they do not have to do everything that was approved at last month's meeting but they cannot add anything that was not included and approved last month.

Mr. Becker suggested this board should continue this hearing once the variance is approved for the 3rd floor.

Mr. Paulson asked if the members were satisfied that they have given one approval and if the plan should differ after the variance hearing, the owners will have to come back to this board.

Mr. Stowe noted that is why it is necessary to have final plans presented.

Mr. Ortoleva asked if it was necessary to have an approved COA to get the variance and he was told yes.

Mr. Paulson noted that what is before this board tonight is the revised plans which include a window instead of a door and the deck to be built in the rear and not on the side of the house. He added if there are future revisions in the plans or future consideration of windows, it will be necessary to come back for another COA. He also asked that when the new plans are submitted and if they include a new COA, it should be noted that the owners have or have not changed the structure of the house.

Going back to the barn plans, it was noted that whether or not the barn is a state historic site has not yet been verified.

Mr. Paulson emphasized the plans at this time for the barn are to make it a secure structure but not make any visual changes at this time.

Mr. Stowe reminded members that there is not an application for a COA for the barn.

Mrs. Tramuta stated it is their future intention to use the 2nd floor of the garage for a game or family room.

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 7:45 p.m.

Mr. Paulson reconvened the regular meeting at 7:45 p.m.

Approval of Minutes of May 2015 Meeting

It was noted by Mr. Ortoleva that the address (105 Stone Manor Drive) is incorrect and it should be corrected to 10 Stone Manor Drive.

Motion was made by Mr. Ortoleva and seconded by Mr. Becker to approve the minutes of the meeting of May 13, 2015 as corrected. Motion carried unanimously.

Consideration of application for COA from Joseph and Meg Tramuta of 10 Stone Manor Drive, Milford, CT for Alteration and Repair of residential home and barn located at 42 High Street, Milford

Mr. Paulson stated the repair and securing of the barn will not require a new application for a COA; the COA for the structure of the house applied as long as there were no changes in the footprint or the mass was issued; however it will be necessary to issue a COA when there is a final plan for the windows in the house.

Mr. Stowe stated that if revised plans for windows on the house require a new COA, no new application will be necessary because the house was included in the original application. Mr. Paulson agreed, and obtained consensus from the commission.

Mr. Thomas stated he was unclear as to why a COA for revised windows would be necessary.

Mr. Paulson explained this board issued a Certificate for structure of the house with windows as amended and now we have learned there is some change in the plan for the windows which is not consistent with what was approved. He noted the barn proposal emerged as an amendment to the plans but it is a separate structure and he felt this becomes an issue as to when does an amendment to an application require a new application.

A long discussion followed about whether a new application for a COA is necessary to consider the plans presented tonight for turning the barn into a garage.

Mr. Stowe noted the revisions to the barn were not included in the original application and that a new application for the barn should be required.

Mr. Paulson said that in his view, while the barn requires a COA, it does not require a new application.

Mr. Becker felt it has not been this board's practice to require a separate application for each structure on the property and he personally felt it would be unfair to the applicants to have to submit an application for each thing; as well it would be inefficient in the process.

Mr. Thomas felt it is permissible to allow an amendment to an application to a certain extent; however, based on his understanding of last month's actions, the changes to the barn would be in line with existing structure and now we are questioning whether the barn is a historic structure with discussion of altering the barn with added windows.

Mr. Becker stated if this board is inclined to approve what is before them at this meeting that could be done under the auspices there is a revision. He added it is important for this board to guard its ability to make modifications and suggestions during the course of a public hearing and as the owners to come back with final plans.

Mr. Stowe stated there has never been an application to consider regarding the barn, and that a new application for a COA for the barn would be necessary. Mr. Ortoleva agreed with Mr. Stowe that a new application for a COA for the barn is necessary.

Mr. Paulson agreed with Mr. Becker and stated the original application included a proposed garage, and that because of that, and because we said last month that we would be addressing the barn this month, the plans to turn the barn into a garage should not require a new application for a COA.

No consensus emerged on the procedural issue of a new application for a COA for the barn.

Mr. Thomas moved and Mr. Stowe seconded a motion to reject the barn plans as presented tonight without prejudice. Motion carried 3 yes (Mr. Stowe, Mr. Thomas and Mr. Ortoleva) 2 no (Mr. Becker, Mr. Paulson).

President's Report including Correspondence

A. Vice Chair Paulson stated the annual letter to neighbors has been copied and will be mailed to district members in the near future.

B. Website Update – it was noted the member's names should be updated as well as the location of the meetings.

Clerk/Treasurer's Report – not available.

Unfinished Business

Tree Committee Report – no report

New Business

There being no further business to discuss, Mr. Ortoleva and Mr. Stowe moved to adjourn at 8:16 p.m. Motion carried unanimously.

Recorded by Diane Candido