

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) – July 8, 2014

Chair Smith called the public hearing portion of the meeting to order at 6:35 p.m.

Present: Elizabeth Kennard, Arthur Paulson, Carol Smith, Arthur Stowe, Christopher Thomas

Excused: Gary Becker, Walter Ortoleva

Public Hearing

COA submitted by Kristine Casey, 20 Central Avenue, two-story addition to existing home.

Ms. Casey (homeowner), Chad Turner (contractor) and Brian Burdo (designer) were also present.

Ms. Casey explained the 9 ft. 2 in. x 17 ft. 9 in., two story addition to the rear of the house is what the plan entails. She explained this addition will provide additional space on the 2nd floor, a mud room, additional bathroom (first floor) and will straighten out the existing interior staircase. It will also include a rear back porch which will mimic the front porch in design.

Mr. Burdo noted the plan at this time is for the porch to be 10 ft x 10 ½ ft and he asked if the homeowner decided to extend the back porch to make it longer would it affect the application. He added a change would make the porch 10 ft x 14 ft.

Chair Smith felt it was best to amend the application to include this change at this point.

Ms. Casey explained the addition is not visible from the street and will totally mimic the original house.

Chair Smith noted that according to the drawings provided the roof line of the addition looks higher than the original roof.

Mr. Burdo explained he designed that higher to allow for a steep pitch; noted the pitch of the original is a 7 pitch.

Mr. Paulson asked what would be the height of the addition and he was told it would be a foot or two higher than the original roof.

Mr. Burdo noted you will see the new roof height from the front of the house, possibly a limited view of the change from across the street from the house.

Ms. Kennard asked what the homeowner will lose if that change is not approved and Mr. Burdo stated there will be no loss on the interior. He added if the commission is okay with a 5 pitch then he would make that adjustment and it would have no impact to the homeowner at all.

Mr. Paulson explained that by general rule it would be best for the additional roof not to be higher than the existing roof line. He noted the commission is concerned with what is more important, the pitch or the existing roof.

Mr. Burdo agreed a 5 pitch would not be visible from the street view and will not affect the interior head space on the 2nd floor.

Chair Smith asked if it was possible to have revised drawings to accompany the filing in the City Clerk and Building Dept. offices and Mr. Burdo stated he would have those revisions to her by the end of the current week.

Mr. Stowe asked if the materials that will be used on the addition be consistent with what is currently on the house and he was told definitely they would, including the horizontal clapboard.

Mr. Burdo added the addition of the extended porch will also be included in the revised drawings.

Mr. Stowe asked what will the railings on the new porch be made of and he was told that because of the height of the porch, it does not require a railing. However, he added, any posts would be mahogany to match the existing posts on the front of the house.

Being no further questions or discussion the hearing closed at 7:02 p.m.

The regular meeting was immediately convened at 7:02 p.m.

COA submitted by Kristine Casey, 20 Central Avenue, two-story addition to existing home.

Mr. Paulson and Ms. Kennard moved to approve the COA submitted by Kristine Casey, 20 Central Avenue, two-story addition to existing home with revisions to roof pitch (5 pitch) and extension of back porch (10 ft x 14 ft.). Motion carried unanimously.

Approval of Minutes of May Meeting – due to the fact there was not a quorum present of those members who were at the May meeting, those minutes were put on hold.

President's Report including Correspondence

a. New Milford Historian, Carol LaBrake – informational only

Chair Smith stated she would like to once again send out the annual letter to all residents/homeowners in the district. Discussion ensued as to whether or not all members need to have input on the letter or would the letter be basically the same as last year and if so then the letter did not have to wait for consideration at the next meeting.

Mr. Stowe stated he was not comfortable with that process and would prefer to have input and discussion take place at a meeting.

It was agreed that the letter with any revisions or additions will be considered at the next meeting.

Chair Smith also expressed concern regarding the demolition notice received regarding 250 Gulf Street and possibly putting this on the agenda at a future meeting.

It was noted the demolition notice requested that any objections or comments regarding the demolition be received by July 26, 2014.

Mr. Paulson and Mr. Thomas moved to authorize the Chair to submit a letter to the City Attorney and the Building Dept on the matter of 250 Gulf Street, objecting to the demolition of this historic site. Motion carried unanimously.

Clerk/Treasurer's Report – not available.

Unfinished Business

Tree Committee Report – Although no formal report, members discussed the efforts made to halt the removal of city trees and the steps that were taken.

H D Sign Replacement – no report

New Business

A. An Ad Hoc Committee of neighbors has been formed to stay informed on the local and state plans for removing trees in the Historic District.

Ms. Kennard stated they are a very interested and concerned group of people who care about the trees.

There being no further business to discuss, Mr. Paulson and Ms. Kennard moved to adjourn at 7:30 p.m. Motion carried unanimously.

Recorded by Diane Candido