

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 – August 8, 2018

Vice Chair Gary Becker called the meeting to order at 6:32 p.m.

Present: Gary Becker, Elizabeth Kennard, and Arthur Stowe. Chairwoman Carol Molloy Smith present via phone.

The regular meeting stood in recess at 6:33 pm and the public hearing was called to order at 6:33 pm

Public Hearing to consider Application for Certificate of Appropriateness from Maria Hanley of 31 Reed Street, Milford, CT for an 8' x 9' addition to kitchen at the rear of the house at 31 Reed Street, Milford, CT (copies of appropriate documents were submitted)

Maria Hanley was present.

Ms. Hanley presented updated plans for the renovation. She explained the overall outside look, specifically as pertains to the roofline. She said the peak of the addition will be raised to be even with the rest of the house.

Ms. Kennard asked if the existing windows on the second floor will be affected by the rise in the peak. Ms. Hanley explained they won't be affected or altered.

Mr. Stowe asked if there would be a door and steps from the back of the kitchen; Ms. Hanley explained a wooden platform and stairs will be installed. She said eventually she will expand that into a larger deck. Ms. Smith asked where the door will be located; Ms. Hanley said it will be slightly off-center to the right.

Mr. Becker asked if the window on the addition will match the existing windows. Ms. Hanley confirmed that yes, it will match the existing windows and added there will be two windows on the addition.

Mr. Becker inquired after the siding. Ms. Hanley informed the members that the existing siding is an old aluminum siding. The addition will have vinyl clapboard siding. She stated she plans to replace all the existing siding to match the addition in the future. The color of the siding will be either white or light gray.

Ms. Hanley stated the outdoor stairs leading to the second floor will remain for now for easier access for future renovations to the second floor. She has asked the contractor to try to avoid damaging the stairs if possible. Mr. Stowe asked if the second floor is a separate apartment; Ms. Hanley said it was previously but is not now.

Mr. Becker asked about the foundation for the addition. Ms. Hanley said it will be partially cinderblock and partially a slab.

Walter Ortoleva entered. He was informed of what had been discussed previously. Mr. Ortoleva inquired further about the outside stairs. Ms. Hanley further explained the side of the house containing the stairs requires additional work due to the small bump-out on the second floor. She asked if she will need to return to the Commission for approval to remove the stairs or if she may obtain conditional approval at this meeting. The members discussed this and concluded she may get conditional approval for the removal of the outdoor stairs.

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 6:47 pm in order to consider the plans for the addition. Motion made by Ms. Kennard and seconded by Mr. Stowe. Motion carried.

The regular meeting was immediately reconvened at 6:47 pm.

COA submitted by Maria Hanley of 31 Reed Street, Milford, CT for an 8' x 9' addition to the kitchen at 31 Reed Street, Milford, CT.

Ms. Kennard and Mr. Stowe moved to approve the COA submitted by Maria Hanley of 31 Reed Street, Milford, CT for a 8' x 9' addition to the kitchen, removal of outdoor stairs, and converting second floor door to a window to the house located at 31 Reed Street, Milford, CT, as modified.

Motion carried unanimously.

Ms. Kennard and Mr. Ortoleva moved to reorder the agenda to take up Executive Session.
Motion carried unanimously.

The Commission entered executive session at 6:52 pm. Present for executive session were the Commissioners and Attorney Jonathan Berchem.

The Commission returned to the regular meeting at 7:22 pm. No action was taken as a result of executive session.

Approval of Minutes of May 9, 2018, Meeting

Ms. Kennard noted that Ms. Smith's name was spelled incorrectly.

Ms. Kennard and Ms Smith moved to approve the minutes of the May 9, 2018, meeting as amended. Motion carried unanimously.

President's Report including Correspondence

Ms. Smith stated she will defer to Ms. Kennard for her tree report, but there was otherwise no report.

Clerk/Treasurer's Report

Mr. Ortoleva stated there is no change and no report. He suggested considering changing the posted legal notice to reduce costs.

Ms. Kennard noted the proposed changes to the legal notice and will attempt to make it as short as possible.

Ms. Kennard stated she was just made aware of the need to maintain a file with all correspondence and meetings. Ms. Smith explained she may keep a file at the City Clerk's Office as has been done in the past.

Unfinished Business Tree Report

Ms. Kennard reported she noticed trees being worked on in the neighborhood and felt there was not the same notice in the process that had been established with UI and the City a few years ago. Ms. Kennard wrote a letter to the Mayor, Mr. Saley of Public Works, and a representative of UI, asking for a meeting. The Mayor set up a meeting in his office with Commission Members Kennard Ortoleva, Broderick, Smith (via phone), Mayor Blake, Mr. Saley, and representatives

from UI, where the issue was discussed. It was concluded at the meeting that there will be notification going forward of any work being done in the district. Ms. Kennard noted that Eric McConnell of UI has sent her the list of proposed tree work. She has contacted several individuals on the list who needed to either give consent to the work or refusal to have the work done, and has passed the information on to UI.

Ms Smith commended Ms. Kennard for the excellent work.

Ms. Kennard added the City will now plant the tree provided to replace the removed tree. In the past, the City would provide the trees but the homeowners would have to plant them themselves.

New Business

Ms. Kennard discussed perhaps sending a letter or flier regarding the new developments with the district trees and subsequent replacements.

Mr, Becker discussed the removal of the rhododendron on Union Street. The Commissioners concluded they have no jurisdiction over that.

There being no further business to discuss, Mr. Ortoleva and Ms. Kennard moved to adjourn at 7:35 pm. Motion carried unanimously.

Recorded by Colleen Birney