

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 – September 9, 2015

Chair Carol Molloy Smith called the meeting to order at 6:30 p.m.

Present: Carol Smith, Gary Becker, Elizabeth Kennard, Arthur Paulson, and Arthur Stowe.

Excused: Walter Ortoleva and Christopher Thomas.

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 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 were present.

Mr. Tramuta presented drawings of the house located on 42 High Street showing the final placement of the windows on the house and a furtherance of the discussion regarding the barn. Mr. Paulson noted that formally the windows are not a part of the meeting, but said Mr. Tramuta may discuss them.

Mr. Tramuta explained more windows were previously approved by the Commission; however, the architect reduced the amount of windows to have a more balanced appearance. He added they are looking to put a small window in the foundation. The foundation itself is very fragile, as it was built in 1760 with field stone and horsehair and mortar. Mr. Tramuta said the area between an existing basement window and door collapsed. A new wall will be built in that location, retaining the original window and door.

Ms. Kennard inquired if that outside wall will be saved; Mr. Tramuta explained the wall couldn't be saved, but any new construction will be below-grade and will not be seen from the street.

Chair Smith asked if the original field stone is being salvaged; Mr. Tramuta said it is.

Mr. Becker confirmed the windows on the right elevation will now be split, according to the new drawings. Mr. Tramuta reiterated this is to keep the aesthetic uniform.

Chair Smith noted a window was moved due to a staircase. Mr. Tramuta explained that none of the stairs in the house were up to code or salvageable. The new drawings show uniform placement of new stairs.

Chair Smith stated these drawings were submitted to the Commission as promised at the first meeting.

Mr. Tramuta added they had a survey done of the property and showed the property lines to the Commission. He said nothing on the back of the house will be changed in the plans, except the porch may decrease in size.

Ms. Kennard asked if the back porch is original to the house; Mr. Tramuta said the back porch is new but the front porch was existing. He explained a lot of the wood is rotted, but will be replaced in order to keep the porch. He said this will keep the façade the same. Mr. Tramuta said they are salvaging as much wood as they can and will store it in the barn for use in other parts of the house.

Mr. Tramuta presented new drawings of the barn to the Commission. He explained most of the wood on the front of the barn is rotted due to water damage. He said that some of the support beams are still viable. He said their intent is to replace the existing windows with new wood windows. Mr. Tramuta brought a sample window for the Commission to inspect, explaining the finished product will be a 6-over-6 wood window.

Mr. Tramuta added the new garage doors will be in a barn style.

Mr. Stowe inquired if the windows will be wood with a vinyl exterior; Mr. Tramuta said they will be AZEK.

Mr. Tramuta further explained the foundation of the barn is in bad shape and will need to be replaced. As many of the floorboards that can be saved will be. The barn will be painted red. The roof will be a charcoal gray architectural shingle.

Ms. Kennard noted 2 feet of the roof was repaired by the Commission after one of the recent hurricanes.

Mr. Stowe asked if there is a door to the left of the existing garage doors. Mr. Tramuta said the door is not functioning as it had collapsed. Mr. Stowe suggested re-installing a door for garage access. Chair Smith noted if the Commission accepts it, it will then be the Tramutas' choice as to whether to install the door in the future. Mr. Paulson added the addition of the door will solve the balance aesthetic of the barn.

Mr. Stowe asked if there will be a door at the back of the barn. Mr. Tramuta said there is a door now and he suspects it was a crawlspace. Mr. Stowe asked if there is access to that space from inside the garage; Mrs. Tramuta explained there is a hatch inside the garage. Mr. Tramuta added replacing the wood framing around the back door of the crawlspace and covering it with lattice will assist in airflow in the space.

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 6:49 pm in order to consider the plans for the barn.

The regular meeting was immediately reconvened at 6:50 pm.

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

Mr. Paulson and Mr. Becker moved to approve the COA submitted by Joseph and Meg Tramuta of 105 Stone Manor Drive, Milford, CT for repair of barn located at 42 High Street, Milford, CT as presented.

Ms. Kennard asked if the size of the barn will be the same size as it exists now, that any changes will be cosmetic and structural. The Chair noted it will, to her knowledge. Mr. Stowe added the drawings do not indicate any change of the size.

Mr. Stowe asked if the motion will need to be amended to allow the change to the window plans. Chair Smith said the Commission gave Mr. and Mrs. Tramuta some latitude on window placement.

Mr. Stowe and Mr. Becker moved to amend the COA submitted by Joseph and Meg Tramuta of 105 Stone Manor Drive, Milford, CT, to show that the windows on the first floor right elevation are going to be divided to conform to the upper stories.

Mr. Paulson noted as a point of order that the amendment shall be voted on first, then the motion as a whole.

Amendment carried unanimously.

Motion, as amended, carried unanimously.

Chair Smith recessed the meeting at 6:53 pm and the public hearing was called to order at 6:53 pm.

Public Hearing to consider Application for Certificate of Appropriateness from Douglas Jones of 49 Green Street, Milford, CT, for solar panel installation located at 42 High Street, Milford, CT (copies of appropriate documents were submitted)

Mr. Douglas Jones was present.

Mr. Jones explained his intention is to install a 4.5 kilowatt solar panel system on the roof of his residence. He said the panels will sit on two sections of the roof facing west on Green Street and there will be a smaller section on the roof closest to the street, and the main section on the back half of the house, which will not be visible from the street. He said this will satisfy the requirements of the service provider, Sungevity, as well as the size and scope of the electricity for the house.

Mr. Jones further discussed the panels will be mounted to the roof with as much of a low profile as possible. The roof has been inspected to ensure it can hold the weight of the panel system. Many of the roof joists were replaced when the house was purchased. He added all that will be visible outside will be equivalent to an electric meter; all the converters will be located in the basement.

Mr. Becker asked if any thought was given to putting a smaller panel array on the southeast corner of the dormer. Mr. Jones said he took recommendation on panel placement from the solar company, who felt the presented locations were optimal placement.

Chair Smith inquired what the cost is of installing the system. Mr. Jones explained one is able to either lease the system or pay for it outright. To purchase the system costs \$17,000; to lease the system costs \$20,000 extended over 20 years on a fixed-rate lease. He added the panels will cover 84 percent of the house's electric bill and 100 percent of the electrical consumption.

Mr. Stowe asked how high off the roof the panels will sit. Mr. Jones said they are 3 inches high.

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 6:59 pm in order to consider the plans for the solar panel system.

The regular meeting was immediately reconvened at 6:59 pm.

COA submitted by Mr. and Mrs. Douglas Jones of 49 Green Street, Milford, CT, for installation of solar panels located at 49 Green Street, Milford, CT.

Mr. Paulson and Ms. Kennard moved to approve the COA submitted by Mr. and Mrs. Douglas Jones of 49 Green Street, Milford, CT, for solar panel installation at 49 Green Street, Milford, CT, as presented.

Motion carried unanimously.

Chair Smith recessed the meeting at 7:01 pm and the public hearing was called to order at 7:01 pm.

Public Hearing to consider Application for Certificate of Appropriateness from Mr. and Mrs. Mark Kaplowe of 42 Pond Street, Milford, CT, for a garage.

Mr. Mark Kaplowe was present.

Mr. Kaplowe noted at the last meeting he attended on other renovations to his property, he had been approved to build a three-car garage. He explained since that time he has done research into the historic character of the property to which the three-car garage will not sync well. Mr. Kaplowe submitted to the Commission new drawings of a two-car garage that will mirror the original 1875 property better. He noted he is asking for approval of this new design. Mr. Becker added part of the application requests the addition of a back porch on the house. Mr. Kaplowe explained that an auxiliary building cannot exceed 50 percent of the area of the main building, and so the house will need to be expanded by 110 feet. The solution is to enclose the back porch.

Discussion ensued regarding window placement and enclosure of the back porch.

Mr. Kaplowe added that he is considering not retaining the existing shed dormer and moving the garage 5 feet away from Mr. Becker's property to conform to zoning regulations, as per recommendation by his architect. Mr. Becker noted the Commission may properly grant this request either way.

Being no further questions or discussions, the public hearing was recessed at 7:09 pm to discuss the addition of a garage.

The regular meeting was immediately reconvened at 7:09 pm.

COA submitted by Mr. and Mrs. Mark Kaplowe of 42 Pond Street, Milford, CT, for addition of a garage located at 42 Pond Street, Milford, CT.

Mr. Becker and Mr. Paulson moved to approve the new garage at 42 Pond Street either to incorporate the 2-foot by 22-foot bump out to accommodate the original garage, or with that part removed, the arch light garage doors; and also approve the enclosure of the back porch and extension of the deck, in addition to the windows on the right side of the house.
Motion carried unanimously.

Mr. Becker noted that as this may be considered a continuation of the last hearing for Mr. Kaplowe, certificates of mailing need not be required.

Mr. Kaplowe asked of the Commission their opinion on the existing garage. He may either tear it down or move it to the back of the property to behind the new garage. Chair Smith said she will investigate the proper procedure regarding moving an existing structure to another part of the property.

Mr. Paulson noted as a point of order that the regular meeting was not recessed prior to this discussion regarding the existing garage. He believed as a matter of form it would be better for the minutes to reflect the Commission is treating Mr. Kaplowe's application for COA as an amendment to the previous application.

Mr. Paulson and Mr. Becker moved to treat the application from 42 Pond Street as an amendment to the previous application.

Mr. Stowe wondered if amending a previous application would require notification to the neighbors, whereas a continuation of a previous hearing may not. He believes this may be treated as a continuation of a previous hearing.

Mr. Paulson withdrew his motion.

Mr. Paulson and Mr. Becker moved to treat the application for COA from Mr. Mark Kaplowe of 42 Pond Street, Milford, CT, as a continuation of the previous hearing.

Motion carried unanimously.

Chair Smith recessed the meeting at 7:16 pm and the public hearing was called to order at 7:16 pm.

Public Hearing to consider Application for Certificate of Appropriateness from Mr. and Mrs. Agnaldo Xavier of 35-37 Reed Street, Milford, CT, for a two-story addition (copies of appropriate documents were submitted).

Mr. and Mrs. Xavier, Mr. and Mrs. O'Grady, and Joseph Griffith were present.

Mr. Xavier proposes to add one bathroom to each unit of the property. He explained that currently the only bathroom in each unit is located in the master bedroom, which requires guests to walk through the bedroom to use the bathroom. He also discussed adding a deck to the master bedrooms. Mr. Xavier explained any addition to the third floor of the house would cover the egress window. Vinyl siding will cover the whole house. He noted there were brand new vinyl windows on the house when it was purchased.

Discussion ensued on the placement of windows on the front elevation of the house. The Commission discussed the possibility of faux windows for symmetry while allowing for bathroom privacy. Mr. Xavier suggested adding matching small windows in the bathrooms for the retention of privacy but restoring symmetry to the façade. Chair Smith also suggested adding shutters to the windows.

Chair Smith commented that this was an unfortunate mistake made by the City. She explained the addition has already been constructed. Mr. Xavier was not notified by the Land Use Department and others that he needed to have a COA. Acting on the information he had, he proceeded to add onto his house and had the permit to do so. When the Commission discovered this had happened, they notified Mr. Xavier, who was very cooperative and stopped all work immediately.

Mr. Griffith presented to the Commission the typical database display that is used for permitting. He explained the issue is who is tracking the historic district in the Land Use Office when applications for permits are received. He added the Land Use Office has implemented a checklist system that will be used on every permit application. This will ensure this type of mistake never happens again, and apologized for it happening in this instance.

Mr. Xavier thanked the Chair for all her guidance through the process. Chair Smith said Mr. and Mrs. Xavier are models for anyone tangled up in this type of issue.

Being no further questions or discussions, the public hearing was recessed at 7:38 pm to discuss the 2 story addition.

The regular meeting was immediately reconvened at 7:38 pm.

Mr. Becker and Mr. Paulson moved to approve the application to put an addition on 35-37 Reed Street with the changes that were discussed on the record, being the front elevation, right-hand side, two separate half windows, one above the other, into the bathroom, and to also place shutters on the windows of the addition that match the shutters on the existing house, with the understanding that at a certain point, the siding of the house will match.
Motion carried unanimously.

Approval of Minutes of June, 2015, Meeting

Mr. Stowe read amendments to the minutes into the record as follows, with the electronic copy to be emailed to the permanent Recording Secretary:

First page of the minutes, last paragraph starting with Mrs. Tramuta was present. In that paragraph there is a sentence, as well they would like to include, amended to say windows on the second floor on three sides of the structure.

Second page of the minutes, seventh paragraph starting regarding the windows on the house, adding a second sentence saying a door will be removed from the Green Street side and it will be replaced by a window.

Fourth page of the minutes, fifth paragraph starting Mr. Stowe stated there has never been an application to consider regarding the barn, nor had the appropriate notice been given to the neighbors or the public regarding the barn, and that a new application for a COA for the barn would be necessary.

Adding a new seventh paragraph that simply says Mr. Stowe added the application was for an attached garage and not the barn, and this plan has been withdrawn by the owners.

Mr. Paulson and Mr. Stowe moved to approve the minutes of the June, 2015, meeting as amended. Motion carried unanimously.

Ms. Kennard abstained from voting.

President's Report including Correspondence

Chair Smith reported the website has been updated to include a narrative with application for COA.

Mr. Stowe noted the website states his commission expired in January, 2015, and needs to be updated; he added Mr. Jones is still listed as a Commission member. Chair Smith stated she will see to this update.

Mr. Paulson commented Chair Smith has been a "terror" this summer working particularly on the Reed Street house; the Commission should extend their thanks to her.

Ms. Kennard noted the O'Gradys have already installed solar panels on their house, but perhaps after sitting through the hearing with Mr. Jones will understand the need to obtain a COA for that work. Chair Smith noted the Commission must treat everyone equally.

Clerk/Treasurer's Report

Not available.

Unfinished Business

None.

New Business

Ms. Kennard inquired as to how it is determined which neighbors receive letters when there is a pending COA on a property. Chair Smith explained the property owners go to the Assessor's Office to determine which neighbors are within 200 feet of the property and then send letters accordingly. Ms. Kennard thanked the Chair for the clarification

There being no further business to discuss, Mr. Paulson and Mr. Stowe moved to adjourn at 7:51 pm. Motion carried unanimously.

Recorded by Colleen Birney