

**MILFORD HISTORIC DISTRICT NO. 2  
SOUTH OF THE GREEN  
REGULAR MEETING  
OCTOBER 14, 2015**

The Milford Historic District No. 2, South of the Green held their Regular Meeting on Wednesday, October 14, 2015 in the Board of Education Learning Center on the first floor of the Parsons Government Complex. Chairwoman Molloy Smith called the meeting to order at 6:30 p.m.

I. Roll Call

Members Present

Carol Molloy Smith  
Liz Kennard  
Art Paulson,  
Chris Thomas (6:33 p.m.)

Excused: Walter Ortoleva, Arthur Stowe, Gary Becker

Mr. Paulson and Ms. Kennard moved to reorder the agenda and bring forward public hearing. Motion carried unanimously.

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

II. Public Hearing to consider Application for Certificate of Appropriateness from Chris Cranos and Sarah Ferranti, 55 Hill Street, Milford, CT for alterations, additions and repairs to property located at 7 Pond Street.

Mr. Carnos and Ms. Ferranti stated they are the new owners of 7 Pond Street and they were here tonight having submitted for consideration their Application for Certificate of Appropriateness.

Ms. Ferranti presented the three (3) major elements of the renovations/alterations which included the porch, windows/doors and siding. She continued with an explanation of the packet distributed to members of the committee.

Mr. Cranos spoke of the research they did on the property and the area.

Both Mr. Cranos and Ms. Ferranti continued with an explanation of the handout and their proposals. They stated the windows are currently double hung. She stated they would take out most of the awning type windows with more double hung windows with grills. She continued with an explanation of the re-creation of the interior layout.

Mr. Thomas asked for clarification regarding the front door being set center, but that they were looking for leeway to consider the actual location of the door due to the interior renovations. He also stated he wanted to be clear they were not looking to substantially change the windows.

Ms. Ferranti replied yes. She continued with an explanation of the handout referring to the decorative windows they were proposing.

Mr. Cranos spoke of a tray ceiling in the house and commented there appears to be multiple layers of ceiling.

Ms. Ferranti continued with an explanation of the handout.

Mr. Thomas referred to p. 3 of the handout, stating for the record it appeared to be window, door, window and that the center window would be removed.

Mr. Cranos spoke of the rot and termites they found in the building. Both Mr. Cranos and Ms. Ferranti continued with their presentation of the handout.

Mr. Thomas stated he felt Mr. Cranos and Ms. Ferranti had presented a strong case for the change in windows. He stated normally this Commission might ask for additional windows, but based on the proximity of the houses, the smaller windows would be more applicable, noting the mitigating factors for the change.

Mr. Cranos stated their goal is to restore the house to its prior historic look.

Ms. Ferranti stated they do have a proposal included for a skylight in the bathroom, which is needed for additional light.

Chairwoman Molloy Smith commented a skylight did not necessarily affect the roof line.

Mr. Paulsen noted his house has skylights.

Ms. Ferranti spoke regarding the siding on the house and that there are two different types. She stated they are looking to replace the siding, most of which is rotted.

Mr. Cranos stated there also appears to be several layers of siding. He stated the original siding is about 6".

Ms. Ferranti stated aesthetically they would like to do a 7" horizontal reveal.

Mr. Thomas stated based on the drawings presented, the applicants are trying to keep the home similar to the surrounding homes. He spoke of the hardy board the applicants plan to install, which he noted is a high end product.

Mr. Paulsen commented this Commission's authority does not extend to the specific type of siding.

Mr. Thomas asked if there had been any comments from neighbors.

Mr. Paulsen stated he had only heard positive comments.

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 7:17 p.m. in order to consider the plans for the house.

Chairwoman Molloy Smith immediately reconvened the regular meeting at 7:17 p.m.

Mr. Paulson and Ms. Kennard moved to approve the COA submitted by Chris Cranos and Sarah Ferranti for alterations, additions and repairs to the property located at 7 Pond Street allowing for flexibility for the size and specific location for windows and front door, as required. Motion carried unanimously.

Mr. Thomas commented on the presentation and its quality.

### III. Consideration of Minutes

Approval of the minutes of September 9, 2015 meeting.

Mr. Paulsen noted a correction on the top of p. 3. He stated it should read "49 Green Street."

Mr. Paulsen and Ms. Kennard moved to approve the minutes of the September 9, 2015 meeting as amended. Motion carried unanimously.

IV. President's Report, including Correspondence – Chairwoman Molloy Smith commented regarding the website. She stated the application needs to include a narrative to accompany the application. She also noted that Marge Jones is no longer a member of the committee and that her name needs to be removed from the website and in the form letter that residents can send out. Finally, she stated the website lists the old meeting location and that it needs to change to reflect the current meeting location, the BOE Learning Center (1st floor).

Moving of the old garage from 42 Pond Street location, the COA was discussed at two previous meetings, including the September meeting. Mr. Kaplow is moving his old garage where normally a standalone building would require a COA, however, the moving of this building is consistent with COA of appropriateness as approved, based on her discussions with Mary Dunn in Hartford. A brief discussion ensued.

Mr. Thomas questioned the dates and commented he felt it was earlier than June.

Chairman stated the minutes would reflect they were moving forward with the COA as approved at the 9/9/15 meeting.

V. Clerk/Treasurer's Report – Chairwoman Molloy Smith stated she spoke with Mr. Ortoleva who was unable to be at the meeting and that he noted there is approximately \$3,000. She also noted, the recording secretaries that have covered the meetings are not submitting their invoices and asked that they do so as soon as possible.

VI. Unfinished Business – none.

VII. New Business

Chairwoman Molloy Smith stated it has come to the attention of this Commission that residents have installed solar panels without COA from this Commission, but did obtain permits from the building department. She stated she has spoken with the DPLU Director and will work with him and his administrative assistant going forward. She stated it amounts to approximately 5-6 panels.

Mr. Thomas asked where the communication gap.

Chairwoman Molloy Smith stated it was something to do with the grid and how it is read. She stated Mr. Griffin has put several new procedures in place. A brief discussion ensued.

a) Report on District tree removal and replacement activities and upcoming Reed Street meeting.

Ms. Kennard reported people have noticed "x's" marked on several trees. She stated a tree at the end of Pond Street was cut down. She also spoke of her meeting with UI and the public works director and reported they were assured that a card would be placed on the tree so if there were any objection a person could go to the tree commission or public hearing.

Mr. Thomas stated a letter might be necessary to go to the Board of Aldermen and request a letter go out explaining the process.

Mr. Paulsen stated currently they are firming up what was discussed in their meeting with the public works director and UI.

Ms. Kennard stated the concern is the rise in the sidewalks because of some of these trees. She also spoke of some of the dead trees that have not been addressed. She stated they are continuing to have a meeting with the residents of Reed Street regarding this issue. She stated at some point a letter outlining what has been done could go out. Discussion ensued.

Chairwoman Molloy Smith stated she would draft a letter.

Mr. Thomas asked if this commission has any powers with the removal of trees in the historic district.

Ms. Kennard explained when a tree comes down; it is replaced with another tree.

Mr. Paulsen stated it is this Commission that has the authority to advice.

Ms. Kennard asked Chairwoman Molloy Smith to also contact the public works director regarding Saturday.

There being no further business to discuss, Mr. Thomas and Ms. Kennard moved to adjourn at 7:47 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen A. Kennedy  
Recording Secretary