

Milford Historic District No. 2, South of the Green
Minutes of Regular Meeting and Public Hearing – Board of Education Meeting Room, Parsons
Government Center (unapproved) – November 13, 2013

Vice Chair Paulson called the public hearing portion of the meeting of the Milford Historic District No. 2, South of the Green to order at 6:30 p.m. on Wednesday, November 13, 2013.

Public Hearing:

Motion made by Mr. Becker and Mr. Stowe to reorder the agenda to consider both the Ortoleva COA and unresolved COA issues regarding Kaplowe COA at this time. Motion carried unanimously.

Application for Certificate of Appropriateness
Walter Ortoleva
23-25 Central Avenue – skylights and fence

Mr. Ortoleva was not present.

Mr. & Mrs. Kobishyn, 48 Pond and Mr. & Mrs. MacKendrick, 26 Pond were present and had the opportunity to review the plans as submitted.

Mr. Becker questioned the size and style of the skylights and Ms. Kennard explained she had the opportunity to speak with Mr. Ortoleva and although he did not mention the size; however it was noted the skylights would be flush to the roof and not a “bubble” type.

Discussion ensued regarding different styles of skylights and neighbors present had no objection to the plan for the skylights or the size.

Discussion being complete regarding the Ortoleva COA, the unresolved issues pertaining to the Kaplowe COA was brought to the table.

Vice Chair Paulson explained the public hearing regarding 42 Pond Street request was held last month and the matter remained unresolved.

Mr. Stowe noted that due to the fact there is new information provided, he questioned whether the matter should be open for public comment.

Based on the new information provided, Vice Chair Paulson reversed his decision regarding public comment.

He explained that regarding the garage proposal, it is basically the same structure with the exception of wider window, different style garage door and the addition of a balcony. Further, it was noted the plan is not very different but it includes more specific information this month.

Ms. Kennard asked if P & Z does approve this, would it override any decision made by this body and she was told the homeowner could not pull a permit without an approved COA.

Discussion ensued regarding the size of the balcony and it was noted that the balcony pictured did not reflect any supports and therefore it was assumed the balcony was not very big or it was not of a size to include furniture but just a walk out.

Ms. Kennard felt since the balcony appeared to be a non-functional addition, it was clearly aesthetic and she would not support the balcony addition.

Mr. Becker felt we should ask the homeowner what the size and purpose of the balcony is before the matter is acted on.

Ms. Kennard asked when the house was originally built and she was told 1890; she felt because the house and property line are small, it would be inappropriate or visually odd to have a garage of that size.

Mrs. MacKendrick, neighbor, stated she was not happy with the size of the proposed garage either.

Mr. Becker stated according to the homeowner and with regard to the window plan proposed last month, the plan is to match the trim from the side windows and put back one window to match the main window. He added that would restore the architectural integrity of the house.

Mrs. MacKendrick agreed that it would not be the same historical look of the house but it would be better than the present appearance.

The hearing closed at 6:53 and the public meeting convened at that time.

Present

Gary Becker
Elizabeth Kennard
Arthur Paulson
A. Stowe

Also present were residents of Pond Street, Mr. & Mrs. Kobishyn and Mr. & Mrs. MacKendrick.

Mr. Stowe and Ms. Kennard moved to reorder the agenda to bring the COA application considerations to this point in the agenda. Motion carried unanimously.

Mr. Becker and Ms. Kennard moved to approve the COA request from Walter Ortoleva, 23-25 Central Avenue – skylights and fence with the understanding that the skylights are relatively flush to the roof. Motion carried unanimously.

Regarding the COA request of Mark and Juliette Kaplowe for alterations and additions to their property located at 42 Pond Street, Mr. Becker and Ms. Kennard moved to approve separate the garage request from the window request. Motion carried unanimously.

Mr. Becker and Ms. Kennard moved to approve the existing changes to front windows and proposed modification to install one window on the driveway side of the garage. Motion carried unanimously.

Mr. Becker and Mr. Stowe moved to approve the request for garage on 42 Pond Street as proposed for purpose of discussion.

Mr. Stowe expressed his concern with the plan to include a balcony on the garage and felt that addition would not keep with the style of a late 19th century building.

Ms. Kennard also had concerns and felt it was necessary to have more information regarding the balcony such as the size and supports to the balcony. She felt it would look like there is another large house built on the small parcel of land.

Mr. Stowe stated he had similar concerns and if the garage was to look like a barn or a structure from that era, the proposed plan for this style seemed excessive. He added according to the plan submitted the structure looked like a barn except for the balcony.

Mr. Becker expressed his concern that this commission avoid usurping the purview of P & Z.

Vice Chair Paulson stated he was in doubt about the garage and did not like the aesthetics, however, he was not inclined to oppose an application based on opinion or personal taste. He added if there are barns or garages in the district of similar size, he would lean to supporting the application.

Mr. Stowe stated if Mr. Kaplowe wants to put a barn type structure in keeping with the 19th century, it would not have a balcony. He added he is not opposed to the structure but is opposed to the balcony as he felt it is not historically appropriate.

Mr. Becker noted another change in the plan, specifically, the owner has moved the side door which makes no difference in the consideration but it should be noted. He added he too had questions regarding the balcony and would support the first proposal.

Mr. Stowe noted the plans presented this month are the same building plans and include moving the door on the side and the addition of the balcony.

Mr. Becker and Mr. Stowe moved to amend the original motion to approve the garage with the stipulation that the center front window which appeared in the October 9, 2013 presentation be included in the plan (not to include the balcony). Motion carried unanimously to approve the amended motion regarding request of Mark and Juliette Kaplowe for alterations and additions to their property located at 42 Pond Street.

Approval of Minutes of October 2013 Meeting

Motion made by Mr. Becker and seconded by Ms. Kennard to approve the minutes of the October 9, 2013 meeting as presented. Motion carried unanimously.

President's Report including Correspondence – no report

Clerk/Treasurer's Report – not available

Unfinished Business

- a. Kaplowe – unresolved COA issues – previously discussed and acted on.
- b. Tree Commission Report – no report
- c. High Street Sign – no update at this time
- d. Milford Mirror timing issue – Mr. Becker will follow-up with Milford Mirror re: our application notices.
- e. NAPC – Ms. Kennard reported on her conversation with Mary Dunne regarding commissions becoming NAPC members and their assessment being considered on a sliding scale which

could be between \$50.00 and \$150.00 depending on size of community. She noted this membership covers all commissioners on a particular Board.

It was also explained that benefits include a very informative monthly newsletter and access to a list serv. Such list serve connects with similar commissions across the U.S. that can provide experience and information.

Ms. Kennard also explained the CT State Preservation office cannot fund the membership fee to NAPC but can fully fund or subsidize attendance to national conferences and provide technical assistance through CAMP (Commissioner Assistance and Mentoring Program).

In conversation with Ms. Dunne, Ms. Kennard noted that it was felt it is beneficial for local commissions to participate in the NAPC and she would be sending further information and a sample newsletter to Chair Smith. Ms. Dunne also noted that Milford is a relatively new CLG.

New Business:

a. Parking issues in Milford Historic District No. 2 – remained on the agenda

Mr. Stowe shared information regarding an upcoming historic preservation presentation.

There being no further business to discuss, the meeting adjourned at 7:30 p.m.

Recorded by Diane Candido