

Milford Historic District No. 2, South of the Green
Minutes of Regular Meeting and Public Hearing - Conference Room C, Parsons Government
Center (unapproved)
DECEMBER 14, 2011

Chair Smith called the public hearing of the Milford Historic District No. 2, South of the Green to order at 6:32 p.m.

<u>Members Present</u>	<u>Not Present/Excused</u>	<u>Also Present</u>
Arthur Paulson	Marge Jones	Marie & Thomas Reshenk
Gary Becker	Arthur Stowe	
Timothy J. Casey	Walter Ortoleva	
Carol Molloy Smith	Marcia Winter	

It was noted there was a quorum present to conduct business.

Application for Certificate of Appropriateness – Marie & Tomas Reshenk

Mr. and Mrs. Reshenk, owners of the home at 32-34 Center Street, were present and distributed copies of Certificate of Mailing as required.

While viewing copies of the plans for renovations, Mr. Reshenk explained the existing storm and screens will be coming off and replaced; sashes will be the same color and shape as existing ones. He added a high efficiency gas furnace will be installed which does not require a chimney but will require a vent and eliminating the chimney will open up more room in the interior of the room it is located in. He added there will be additional small vents (bathroom vents) and they are not located in the front of the home. Mr. Reshenk noted a metal railing will be installed on the north side (back of the home) which will match the front railings. The existing side door is ½ wood and ½ glass and that would also be changed. He further noted that a window on the first floor will be eliminated because that is where the gas fireplace will be. Also, the rear hatch door must be replaced and that will be a Bilco door which is an exact match (size and location) to existing door. Looking at the rear of the home, one window in the back will be moved a small distance; the rear porch will have a glass door and skylight according to the plan. Mr. Reshenk noted on the left side of the house they will be replacing an 2nd story window with a frosted window (bathroom). Further, in order to meet the counter height, kitchen windows will have to be raised and casement windows will be installed in that location.

With regard to the HVAC work planned, it will be necessary to have two air conditioning units because of the size of the house and they will be located under the proposed casement windows. A natural gas powered generator will be installed in the same location.

Mr. Casey suggested planting shrubs in front of that area for aesthetic purposes.

Being no further comments or questions, Chair Smith thanked Mr. & Mrs. Reshenk for their excellent and thorough presentation and the public hearing closed at 6:50 p.m.

The regular meeting of the Milford Historic District No. 2, South of the Green was called to order at 6:50 p.m.

Discussion and Consideration of Application for Certificate of Appropriateness

Mr. Paulson and Mr. Casey made and seconded a motion to approve the Application for Certificate of Appropriateness for 32-34 Center Street. Motion carried unanimously.

Chair Smith reassured the Reshenks she will provide them with the appropriate letter of approval.

Approval of Minutes

The minutes of the May 11, 2011 meeting will remain on the table until the next regular meeting.

Chair's Report (including correspondence) – Chair Smith stated it will be necessary to meet in January for election of officers. She added that she was disappointed to learn that Mr. Casey personally opted to not be reappointed for another term and she thanked him for his dedication adding she has depended on him many times for his guidance and expertise.

Mr. Casey explained that his personal work commitment takes a good deal of his time and that was primarily his reason for not seeking reappointment.

Mr. Paulson and Mr. Becker echoed Chair Smith's comments noting Mr. Casey will be missed.

Chair Smith stated in June 2011 she received a letter regarding the Plan of Conservation and Development that will be continuing for the next ten years here in Milford.

Discussion ensued regarding what this Commission's role should be in this matter.

Mr. Casey suggested this body would want to know what is in the plan and have the opportunity to address any portions of the plan.

Chair Smith stated she will ask Mrs. Winter to review the Milford Conservation Plan and Development and she will also provide Mrs. Winter with a copy of the correspondence she received in June.

Clerk/Treasurer's Report – not available

Unfinished Business

A. Tree Commission Report – Mrs. Jones was not present and therefore a report was not presented. However, Mr. Casey interjected facts regarding a plan to take down trees that are within 50 feet of the street (street side) based on the proposals which arose from the recent storms which caused major power losses. He added language is being drafted for potential legislation to be brought forward at the next legislative session addressing this issue.

B. Website document changes – remove this item from future agendas

New Business:

A. Mr. Becker and Mr. Paulson made and seconded a motion to add to the agenda under New Business, discussion only regarding structures built within the District that require Certificate of Appropriateness but not building permit. Motion carried unanimously.

Chair Smith stated she specifically was concerned about fences and she added it was felt that once such an issue is brought to the Zoning Enforcement Officer, it should be a zoning issue. She added the only way this body could address such issues is to lodge a complaint in order for the Zoning Enforcement Officer to look into the matter.

Mr. Casey suggested inviting City Attorney Berchem to a future meeting for a further discussion on this matter.

Mr. Paulson suggested changing the policy regarding fences and he felt aside from the City Attorney we should also invite the Zoning Enforcement Officer to a future meeting to address the matter and listens to this Commission's concerns.

Mr. Becker raised the point that it is not only fencing but he also suggested such matters as changing the siding on a house.

Chair Smith felt we should develop a comprehensive list of matters we would like addressed.

Mr. Paulson and Mr. Becker made and seconded a motion to invite the Zoning Enforcement Officer, a representative from P & Z board and the City Attorney to a future meeting to discuss the problem of structures that do not need permits and how this body could enforce such issues. Motion carried unanimously.

It was noted that such a discussion take place at the meeting following the election of officers.

In an another matter, Chair Smith raised the point that it is possible that a residence here in Milford may be a former home of President Clinton and she suggested perhaps this body look into designating that residence a stand alone historic site.

There being no further business to discuss, a Mr. Paulson and Mr. Becker made and seconded a motion to adjourn the Commission Meeting at 7:25 p.m. Motion carried unanimously.

Respectfully submitted,

Diane Candido
Recording Secretary