South of the Green Milford Historic District No. 2,

Minutes of Regular Meeting and Public Hearing – Via Zoom – March 8, 2023

Present: Doug Jones, Maria Henley, Liz Kennard, Andy Kozlowski, Marc Muller, Walter Ortoleva, Arthur Stowe

Applicant: David Viselli

Chair Kennard called the meeting to order at 6:33 p.m. and recessed to public hearing for purpose of review of Certificate of Appropriateness Application by David Viselli at 65 Lafayette Street for alteration of existing garage including new roof, new doors, height change.

Mr. Viselli explained he has resided here in Milford for 20 years in a home built in 1910 and subsequently a 2-car garage was built in 1970. He explained he is looking to add a 2nd story to the garage structure specifically for storage. The plan includes taking the roof off but not changing the current floor plan. As well he is planning to reverse the gable and have it forward facing. The design plan for the garage will match the style of the home and he will replicate how the building would have looked if it was built when the home was built. The plan also includes changing the single 16 ft. wide garage door to two 8 ft. wide doors. He also noted on the rear of the garage a wood shed was added but that will be deleted when the renovation begins. The windows on the upper front will be 2 over 2 with black shutters. Mr. Viselli stated the garage is approximately 80 feet back from the sidewalk and it will remain a 22’ x 24’ structure, height will go from 16 ft. to 24 ft. He also explained the current front through exterior door will to left side of the right garage wall. Mr. Viselli stated he would like to put in another door in the back of the garage. With regard to the stairwell, it is on one side of the interior and will access the loft to be used for storage on one side of the garage and the other side will be completely open space. As well he is going to replace the roof shingles with asphalt shingles, charcoal in color and he is considering a copper roof on a small roof (overhang) over the garage doors but has not yet priced what that material might be.

Chair Kennard stated that would be a design addition to the structure.

Mr. Viselli added he would do the same over the side door as well. With regard to the entire project, Mr. Viselli felt this renovation will enhance the look of the house and provide additional storage.

Mr. Ortoleva noted the application states the height is 15 ft. but it looks like it would be 20 ft.

Mr. Viselli explained it is 15 ft. in midpoint of the height and he could edit that to reflect total height.

Mr. Ortoleva noted he did not see the awning over the doors and questioned how far they would stick out.

Mr. Viselli thought it would be 2 ft.

Chair Kennard asked if that would be the same on the front over the garage and the side door and Mr. Viselli stated they would and they would be free standing with no structure posts.

Mr. Stowe asked if the Certificate of Mailing had been submitted and Chair Kennard stated they had and there had been no comments from any of the neighbors nor were they present at this meeting.

Mr. Viselli felt the change he is proposing will be beneficial.

Mr. Ortoleva referred to the plan for the windows which Mr. Viselli explained as 2 over 2 but he interpreted that as 2 windows.

Mr. Viselli stated they are 2 separate sashes in the front and in the back.

Chair Kennard confirmed there would be 2 single windows, 1 over 1 on the front gable.

Mr. Ortoleva referred to the windows on the side and Mr. Viselli explained they are standard single pane glass on the side.

Ms. Henley stated she has the same set up on her new garage with loft storage space and stairs on the side.

Mr. Ortoleva asked if the city permitting department had asked about footings.

Mr. Viselli explained he would have someone come and look at the garage as it is and he felt it was built to current standards.

Mr. Ortoleva noted there are 2 electrical meters on the house and asked if it was a 2-family dwelling.

Mr. Viselli stated he still has the functional stairs on the outside of the house going to the 2nd floor as well as the meters but he is using it as a single-family home. He added he had been considering removing the exterior stairs on the house.

Mr. Viselli referred to the copper roofing and he asked if he decided to go with that option would that need to be defined at this time.

Chair Kennard explained if there was a problem with that portion of the work when the members deliberated, they would have to make note of it at that time. She asked if there were any concerns or issues with that and there were not.

Mr. Viselli noted he would be putting the cupola back up on the new garage and that is copper also.

Chair Kennard stated she likes the shutters on the front that match the house. She referred to the windows on the side next to the exterior door and asked if they would be the same size as the windows on the peak and would there be shutters on those side windows as well.

Mr. Viselli stated he does not have shutters on the side of his house so he was not going to put them on the side of the garage.

Chair Kennard withdrew that matter from discussion.

Mr. Viselli thanked the members and noted he appreciated the thoroughness of the process.

Chair Kennard invited Mr. Viselli to stay on when the regular meeting reconvened and he stated he would be signing off the meeting at this time if there were no further questions or concerns.

Public hearing closed at 6:52 and the meeting convened in public session at that time.

Motion was made by Mr. Stowe and seconded by Mr. Muller to approve Certificate of Appropriateness Application by David Viselli at 65 Lafayette Street for alteration of existing garage including new roof, new doors, height change.

Mr. Kozlowski questioned if Mr. Viselli had the option to do a copper roof overhang and Chair Kennard stated the front pent roof will be copper and not asphalt as is stated in the plan.

Mr. Stowe felt during the conversation the members gave him permission to make overhang roof over garage and side door out of copper or shingles.

Mr. Kozlowski stated he liked the plan and other commissioners agreed.

Motion carried unanimously.

**Consideration of Minutes** – Motion was made by Mr. Stowe and seconded by Mr. Jones to approve the minutes of the February 8, 2023 meeting as presented. Motion carried unanimously.

**Chair’s Report including Correspondence** – Chair Kennard stated the only correspondence she received was fromMr. Messing of High Streetfollowing a home visit and an application from him was expected for consideration this month but he replied perhaps he would have the application ready for our next meeting.

**Clerk/Treasurer’s Report** – no Clerk’s Report as Mr. Bishop was not present.

With regard to the Treasurer’s Report, Mr. Ortoleva was pleased to share the 2 new South of the District signs had come in and they are definitely more durable than the previous signs. He stated 1 would replace the sign on High Street and the other would remain in inventory. The cost of the signs was $340.

Mr. Ortoleva stated the current balance is $7,135.70.

Mr. Jones and Mr. Kozlowski made and seconded a motion to approve the Treasurer’s Report as presented. Motion carried unanimously.

**Unfinished Business**

1. Procedure Memo – Chair Kennard explained we are not voting to change this memo but for the benefit of our new members, it was felt it would be good to review it at this time.
2. Neighbor letter – Mr. Muller stated he will finish recommended changes and forward the draft to the members within the next week.
3. Updated property list – Mr. Bishop will continue working on that so when the letter is ready to go out there will be an accurate mailing list.
4. Attorney Berchem’s advice as to AirBnBs, ground mounted satellite dishes and signage. Remain on the table.
5. Solar panels – will remain on the table but Mr. Ortoleva stated he felt solar panels came up before this group in the past but they are as much a consideration as a utility line to a house. He felt the state allows solar panels in their consideration of historic housing.

Mr. Muller noted the way it is worded is that we have the discretion as to where they can be placed on a home.

Chair Kennard referred to the home visit to Mr. Messing who is considering solar panels and it was recommended to forward this matter to the commission for further discussion. She added the homeowner was told this Commission cannot say a homeowner cannot have solar panels but we can guide them as to position of the panels.

f. Replacement and expansions of driveways and parking areas. Remain on the table.

Chair Kennard shared with the members that our City Clerk, Karen Fortunati’s husband recently passed away very suddenly. She added Mrs. Fortunati has always worked well with this Commission and has been helpful and on behalf of this body, she extended sympathy to the Fortunati family.

Being no further business, motion was made by Mr. Stowe and seconded by Mr. Muller to adjourn at 7:07 p.m. Motion carried unanimously.

Recorded by Diane Candido