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**HISTORIC PRESERVATION COMMISSION
Regular Meeting
February 21, 2018**

The Historic Preservation Commission ("HPC") held their regular meeting on Monday, February 21, 2018, in Conference Room C of the Parsons Government Center. Chairman Silver called the meeting to order at 7:00 p.m.

Committee Members Present

B. Silver
M. Kramer
E. Johnson
C. Colter
J. Kranz

Excused: J. Tramuta (Alt.)

Consideration of Minutes of the January 22, 2018 regular meeting

Mr. Johnson and Mr. Colter made and seconded a motion to accept the minutes of the January 22, 2018 regular meeting as presented. Motion carried unanimously.

Public Hearing for COA: 58 Prospect Street

Chairman Silver opened the public hearing concerning an application for certificate of appropriateness for 58 Prospect Street. He stated that the public hearing had been properly noticed and that copy of the publication was in the file.

John Witko, Architect, owner of 58 Prospect Street, with his office currently located at 50 River Street submitted a list of mailings with a sample letter to the Commission. Mr. Witko then presented photos and drawings of the property. He stated that zoning approvals are in place for mixed use. Mr. Witko stated that the first floor must be ADA compliant and that accessible paths must be provided. Mr. Witko discussed modifications to the porch. He further indicated that as part of the alterations a few windows will be upgraded, the kitchen will be removed and handicap toilets will be installed. Mr. Witko discussed the handicap ramp and that it will be approximately 10 inches. of the structure located at 58 Prospect Street.

Mr. Colter inquired as to how many parking spaces were being constructed. Mr. Witko responded that there would be 8 parking as required by zoning.

Mrs. Kramer stated that page 2 with the zoning data mentioned the property is outside a historic district, but the property is in the National River Park Historic District. She asked if the fence could be of another material other than PVC. Mr. Witko responded that it looks like wood and will last longer. Mrs. Kramer inquired as to the use of wrought iron. Mr. Witko explained the fence is not painted vinyl, it is a solid plastic material.

Mr. Silver asked if the fence was hollow. He mentioned that the guidelines discourage plastic and asked if Mr. Witko would consider using composite. Mr. Witko stated he would not consider composite and the reasons therefore. He further stated the material he had chosen is the best material with a more traditional look.

Mr. Johnson asked if the ramp was 10 inches over grade and if boxwoods would be added to conceal it from the street. Mr. Witko stated the ramp would not be seen from the street and that it would be shielded by the fence and plantings.

Mr. Silver asked what zoning requires for plantings. Mr. Witko responded that the cars must be concealed from the road and this can be done by a fence or plantings. Mr. Silver asked if it could be a mix of fence and plantings.

Mr. Johnson asked if there was handicap drop off in front of the porch. Mr. Witko responded that space is handicap parking. One handicap spot is required and it will be brick so as not to have a large piece of concrete.

Mr. Silver asked if the adjacent brick area was not a parking space. Mr. Witko state it was not and that no parking will be enforced. Mr. Silver asked if the casings would be wood. Mr. Witko indicated the trims are wood with clad finish. Mr. Silver asked if the windows would have storms. Mr. Witko indicated the old windows have storms the new windows do not.

Mr. Silver invited anyone speaking in favor of the application to approach the podium. No one spoke in favor. Mr. Silver invited anyone speaking in opposition to the application to approach the podium.

Ann Maher, 50 Propsect Street, stated she had spoken with Mr. Wiko and wanted to say she was pleased the house will be staying. She would ask that he consider not constructing the fence as there are no fences on the river side of the street. She also asked that the sign not be lighted.

Steve Rathburn, 44 Prospect Street, stated he agreed with the prior speaker. He requested that wide board planks be used on the first floor.

Richard Carey, 103 Hawley Avenue, asked which house is being discussed. Mr. Witko provided he location of the property.

Richard Platt, 132 Platt Lane, stated he was neither for or against the application. He was happy to see that the exterior of the house was being saved.

Mr. Silver asked if there were any other speakers opposed to be the application. There being none, he asked Mr. Witko he would like to rebut. Mr. Witko declined. Mr. Witko asked the Commission if there was an final discussion before closing the hearing.

Mr. Colter stated that the plantings and fence are 4 feet high and that the shrubs will grow. Mr. Witko stated the shrubs will be maintained.

Mr. Colter commented that 7 parked cars will be seen if coming down the street. He asked if the plantings could be higher. Mr. Witko explained that the parking area will be sufficiently screened and that the neighbors cars are much more visible. Mr. Witko provided an explanation as to what the screening would look like. He also stated that the grad drops which will help in screening.

Mr. Silver asked for an explanation of the elevation. Mr. Witko responded that it is in the area of 2 to 4 feet.

Mr. Silver inquired about lighting. Mr. Witko responded the lighting is residential in nature. Mr. Silver asked about the lighting for the sign. Mr. Witko explained that it will a small LED only shining on the sign. Mrs. Kramer asked if the sign would be illuminated at night. Mr. Witko state it would. Mr. Silver asked if zoning specified the duration of the lighting. Mr. Witko stated they had not, but that it was not his intention that it would be on all night. Mr. Witko stated the sign is very small, smaller than what is permitted by zoning.

Mr. Kranz asked if the residence would be Mr. Witko's. Mr. Witko stated it would be rental.

Mr. Silver asked if there was no further questions that a motion be presented to close the public hearing.

Mr. Colter and Mrs. Kramer made and seconded a motion to close the public hearing for a certificate of appropriateness for 58 Prospect Street. Motion carried unanimously.

Mr. Silver asked for a motion concerning the application for appropriateness for 58 River Street.

Mr. Colter and Mrs. Kramer made and seconded a motion to approve the application for a certificate of appropriateness for 58 Prospect Street. Motion carried unanimously.

Mr. Silver asked for discussion concerning the motion.

Mr. Johnson stated he was pleased to see the changes to the property were as minima a possible and that there was no other reasonable alternative. He believes Mr. Witko maintained the intergrity even with including the ramp with as low a profile as possible. He would like to see the parking not as large, but understands it must comply with zoning.

Mr. Silver stated he was concerned with the fence and blocking the house. He also noted there are no sidewalks, but the applicant will be putting one in. Mr. Silver state he does not have a problem with the fence and that zoning requires it a part of the screening. Mr. Silver further stated he is struggling with the signage because of illumination from Prospect Falls. If the signage is controlled with times or optics tucked behind the fence he would be okay.

Mr. Colter agrees with the sign, but does accept the appropriateness of the sign. He asked if the fencing should be included to the river in the back and should the

Commission be involved in this if it is not seen from the street. Mr. Witko stated there is only fence in the front. Mr. Colter stated that if the fence I only in the front he agree with Mr. Silver.

Mr. Silver asked if there was any further discussion. There being none, Mr. Silver asked for a vote.

Motion carried unanimously.

Receipt/Review of Certificate of Appropriateness Application: 67 Prospect Street.

Mr. Silver stated an application for certificate of appropriateness had been received by the City Clerk's Office. Mr. Silver discussed the next steps and what was contained in the application package. Mr. Silver asked for a motion to accept the application.

Mr. Colter and Mr. Johnson made and seconded a motion to accept the application for certificate of appropriateness for 67 Prospect Street.

Mr. Silver stated the next meeting will be March 19, 2018 . Mr. Kranz asked if the plans should show "to be demolished."

Mr. Silver asked for a vote on the motion to accept the application for certificate of appropriateness for 67 Prospect Street.

Motion carried unanimously.

New Business.

a. Review of Proposed HPC Application Process Guidelines.

Mr. Silver explained the proposed HPC application process guidelines.

Mr. Colter and Mr. Kranz made and seconded a motion to approve the proposed HPC application process guidelines. Motion carried unanimously.

Consideration of Payment Requisitions

None.

There being no further business, Mr. Carter and Mrs. Kramer made and seconded a motion to adjourn. Motion carried unanimously. Meeting adjourned at 8:30 p.m.

Respectfully submitted,


Toni Jo Weeks
Recording Secretary