

Milford Historic District No. 2, South of the Green - Minutes of Regular Meeting– Board of Education Meeting Room (Learning Center), Parsons Government Center – January 10, 2018

Mr. Becker called the Public Hearing to order at 6:33 p.m.

Present: Gary Becker, Liz Kennard, Arthur Stowe, Walter Ortoleva

Application for Certificate of Appropriateness for property located at 19 Reed Street, Patricia (spelling of name corrected) and Anthony Marciano for addition of first floor bedroom at rear of home and alterations (see ZBA minutes dated 12/12/17).

Mr. & Mrs. Marciano were present and presented certificate of mailing and revised plans for members.

Mr. Becker explained the limitations and authorization of this body according to CT SS 147-5; specifically with regard to the use of the structure as a single family home and the matter of it being a 2 family home is not within the purview of this body.

Mr. Marciano explained this is the second meeting with this board and they also have met with Zoning Board of Appeals. He stated each meeting has required changes to their plans and those changes have been made based on the suggested recommendations. He went on to say at the original meeting the request was to move the addition back further from the street and that change was denied by P & Z. Further he noted another recommendation was to move the addition to the rear of the house so it was not visible from the street.

A letter was presented and read on behalf of Heather Morgan, 23 Reed Street regarding the structure and noting it included a significant addition to the structure and she objected to the exterior stairs stating she felt the interior staircase was adequate and requested the COA not be granted.

Maria Henley, 31 Reed Street was present and expressed concern regarding the external stairs noting there is interior stairs to the 2nd floor.

Mrs. Marciano explained the interior stairwell would not meet code and they would agree to move it so it would not be visible from the street.

Mr. Becker, as an informational matter, explained a COA must be placed on file 14 days prior to the hearing and are posted with the City Clerk.

He stated this body had drawings of the 1st floor addition coming immediately off the back of the previous addition (deck). He noted that adjacent neighbor has reviewed the revised plans and felt seeing a set of stairs coming off the back would be his objection.

Mr. Marciano explained the existing deck will be demolished according to the plan.

Mr. Marciano assured the fact that the addition will have the same siding as existing siding, roofing and trim and windows will be the same as existing. He stated the only difference to the front of the house is there will be two front doors, explaining the additional door will be alongside the existing door. (noted on revised plans)

Discussion ensued regarding the fact there are no plans to add or take away existing bathroom or kitchen window.

Mr. Ortoleva referred to earlier plans showed the right side addition to be 20 ft. and the revised drawing has it at 18 ft.

It was noted the addition will be 19 ft. wide and 22 ft. long and Mr. Marciano explained the existing deck will be taken away and the new plan includes removal of that deck with a set of steps leading from the door. He added ZBA denied without prejudice the plan for a 2 family conversion and it is no longer necessary to have a variance for side set back.

Discussion ensued regarding the non-architectural windows (casement) and the length which is basically for light in the bathroom. Mr. Marciano stated that window size will be changed to 2 ft. x 18 inch awning window not a casement window.

Mr. Marciano questioned what is considered a quorum of this body and he explained when he spoke with Mrs. Smith regarding what is required for a quorum he was told a quorum should consist of 3 members.

Further he referred to the P & Z meeting at which time Ms. Kennard objected to the application and was also asked to recuse herself from the vote.

Ms. Kennard interjected an individual personally recuses themselves and someone else does not do that for them. She explained the petition that was previously discussed was a great deal earlier in the process and it was for the last proposal presented. She stated she felt comfortable with the fact she is able to look at what is now being proposed with an open mind and she would not be recusing herself.

Mr. Becker again explained this body cannot make decisions on usage of the home.

Being no further questions or discussions, the public hearing was closed at 7:09 p.m. and the regular meeting immediately convened.

Application for Certificate of Appropriateness for property located at 19 Reed Street, Patricia (spelling of name corrected) and Anthony Marciano for addition of first floor bedroom at rear of home and alterations (see ZBA minutes dated 12/12/17).

A motion was made by Ms. Kennard and seconded by Mr. Stowe to consider approval of the Certificate of Appropriateness for property located at 19 Reed Street, Patricia (spelling of name corrected) and Anthony Marciano for addition of first floor bedroom at rear of home and alterations based on the plans submitted on January 10, 2018 and including the modifications presented through said plans and representation.

Mr. Ortoleva stated the recommended changes are probably the best alternative even though the addition will be very long.

Mr. Becker noted the stair proposal has not been changed and he stated you cannot see the stairs from the street. Also, the back maintains the proportions of the house and we should keep in mind if changes cannot be seen from the street, this body does not have jurisdiction over the matter. He added he resents having to take up issues that have been raised by P & Z.

Mr. Becker further stated he has no problem with the stairs or the addition coming off the back nor the additional new 2nd front door.

Being no further discussion, the motion carried unanimously.

Mr. Becker requested the drawings reflect what was discussed and approved (i.e. size and style of windows).

Mr. Marciano stated he would provide a revised copy of the drawings as soon as possible.

Approval of Minutes of November 8, 2017

Motion was made to approve the minutes of November 8 2017.

The following corrections were noted for the record:

Pg. 1: Application for Certificate of Appropriateness for property located at 19 Reed Street, **Patricia** (spelling of name corrected) and Anthony Marciano for addition of first floor bedroom at rear of home and alterations (see ZBA minutes dated 12/12/17). (incorrectly spelled in meeting notice)

Pg. 2: paragraph 2, second sentence should read *Mrs. Marciano stated the proposed addition **is in** keeping with what is already in the area.*

Pg. 4: paragraph 8, correct name spelling to **Patricia** Marciano

Pg. 5: paragraph 2, first sentence should read *Mr. Becker stated the dimensions of the proposed addition and noted it would leave **4.5** feet on ..*

Pg. 5: paragraph 4, correct name spelling to **Patricia** Marciano

Ms. Kennard and Mr. Ortoleva made and seconded a motion to approve the minutes as amended. Motion carried unanimously.

President's Report including Correspondence - none

Clerk/Treasurer's Report – Mr. Ortoleva reported the grant from the city in the amount of \$650 was received in December and the balance as of January 10, 2018 is \$4,566.

Unfinished Business

- A. Tree Report – no report.

New Business

Discussion ensued regarding house on Central Avenue which has had the rear siding of the house wrapped in Tyvek for a period of time. It was recommended that this matter be placed on a future agenda after informing property owners of the fact that the project on this property was approved and it is not complete.

- a. Election of Officers for 2018 - Mr. Stowe and Mr. Ortoleva moved to nominate Ms. Smith as Chair of the Milford Historic District No. 2, South of the Green for the 2018 year. Being no other nominations, motion carried unanimously.

Mr. Stowe and Mr. Ortoleva moved to nominate Mr. Becker as Vice Chair of the Milford Historic District No. 2, South of the Green for the 2018 year. Being no other nominations, motion carried unanimously.

Mr. Becker and Mr. Stowe moved to nominate Ms. Kennard as Clerk of the Milford Historic District No. 2, South of the Green for the 2018 year. Being no other nominations, motion carried unanimously.

It was noted Mr. Ortoleva will retain his current role as Treasurer of the Commission.

Discussion ensued regarding the remaining vacant seat.

There being no further business to discuss, the meeting adjourned at 7:24 p.m.

Recorded by Diane Candido