

**MILFORD HISTORIC DISTRICT NO. 2  
SOUTH OF THE GREEN  
REGULAR MEETING  
APRIL 12, 2017**

The Milford Historic District No. 2, South of the Green held their Regular Meeting on Wednesday, April 12, 2017 in the Board of Education Learning Center on the first floor of the Parsons Government Complex. Chairman Paulson called the meeting to order at 6:30 p.m. and convened the public hearing portion of the meeting.

Members Present

Arthur Paulson, Chairman  
Gary Becker  
Arthur Stowe  
Walter Ortoleva  
Carol Molloy Smith (via telephone)

Excused: Liz Kennard, Chris Thomas

Public Hearing to consider Application for Certificate of Appropriateness for Shawna Angle and Joseph Borrow, 31 Green Street, exterior alterations, related to interior projects (copies of appropriate documents were submitted).

Present regarding COA were property owners Shawna Angle and Joseph Borrow. Also in attendance was, Andy Reimann, 20 Pond Street.

Ms. Angle and Mr. Borrow proceeded with their presentation.

Mr. Ortoleva asked the specifications of the side porch. He also asked about the flooring.

Mr. Borrow stated it would not be any larger than the 6".

Mr. Stowe asked about the railing and whether or not it would be removed.

Mr. Borrow explained where the rail would terminate. He stated there still would be a pillar there.

Mr. Becker asked about the front of the structure. He stated he wished to be clear they were removing the window and also the garage window and the two half moon windows on the garage would now be double hung windows.

Mr. Borrow added they were going to salvage the picture window on the side of the garage and use it on the second floor of the garage facing the back. He stated they would replace the first floor garage window. He stated the second floor garage windows were being expanded.

Ms. Angle stated the changes were spelled out in her letter to the Commission.

Mr. Ortoleva asked if the window that would be located in the bath would be fixed.

Mr. Borrow replied yes.

Ms. Malloy stated she would be in favor of the plans as presented.

Mr. Reimann stated he is support of the plan. He stated they have a growing family and are looking to accommodate that growing family.

Being no further questions or comments, the public hearing portion closed at 6:49 p.m. and the regular meeting immediately convened.

Mr. Becker and Mr. Ortoleva made and seconded a motion that the Application for Certificate of Appropriateness for Shawna Angle and Joseph Borrow, 31 Green Street, exterior alterations, related to interior projects be granted, as shown in the plans submitted. Motion carried unanimously.

### **Consideration of Minutes of January 11, 2017**

Mr. Stowe and Mr. Ortoleva moved to approve the minutes of the January 11, 2017 meeting as presented. Motion carried unanimously.

### **Chairman's Report (including correspondence)**

Chairman Paulson stated he had several things to bring to the Commission. He stated he prepared a letter to go to all the homeowners in the historic district, which is the same as last year with the exception of the roster and editorial remarks. He asked for and received the Commission's approval to proceed.

Chairman Paulson reported Ms. Malloy Smith received a letter from Mayor Blake thanking her for her years of service and commitment to the commission and expressed his appreciation for her service to maintain Milford's history. He went on to read the letter.

Ms. Malloy Smith stated it was very nice to receive the letter, but stated the credit goes to this commission and its work. She stated this historic district is one of the largest in the State and something to be proud of.

Chairman Paulson made the Commission aware of planning for climate change. He attended a resiliency planning meeting. A brief discussion ensued.

Chairman Paulson reported regarding 33 Central Avenue. He stated a review of the project indicated it was "like for like." A brief discussion ensued regarding the review process.

Chairman Paulson reported the Commission's presentation to the Board of Aldermen was coming up on May 3, 2017 and asked Mr. Ortoleva if he was able to attend the budget hearing.

Mr. Ortoleva explained he initially attended the budget hearings, but has not done so in recent years.

Chairman Paulson continued with his report. He spoke of the maintenance of properties. He also spoke of COA's and the process by which changes are considered when construction is beyond the control of the applicant and whether or not it is consistent with the COA that was approved. He stated he would like to codify the process as to consider "unavoidable" changes. Discussion ensued. (Exigent change) Materially consistent.

Chairman Paulson suggested that going forward; any proposed changes (exigent) to a project must be substantially consistent with the plans that were approved under the COA approval. Discussion resumed.

Mr. Becker suggested the process include notification to anyone that appeared at the time the application hearing was held.

Chairman Paulson suggested if someone makes a request to make a change on an exigency matter, that they notify the Commission.

Following discussion, it was the consensus of the Commission that when a property owner requests a change they consider to be consistent with the approved COA, two (2) members of Commission will visit them to determine if in fact it is consistent with the COA and notify the Commission if the change is determined *not* to be consistent by the two Commission members, then, if appropriate, the Chairman will call a special meeting of the Commission.,

Note: Ms. Molloy Smith left the call at 7:58 p.m.

Treasurer's Report – Mr. Ortoleva reported the balance as of today was \$\$4,135. He also reported a sign post on High Street is listing to one side and will need to be addressed at some point.

**Unfinished Business** – None.

**New Business** – None.

There being no further business to discuss, Mr. Stowe and Mr. Becker made and seconded a motion to adjourn. Motion carried unanimously.

The Commission adjourned at 7:59 p.m.

Respectfully submitted,

Kathleen A. Kennedy  
Recording Secretary