

Milford Historic District No. 2, South of the Green
Minutes of Regular Meeting and Public Hearing – Board of Education Meeting Room (Learning Center), Parsons Government Center – May 8, 2019

Vice-Chair Gary Becker called the meeting to order at 6:30 p.m.

Present: Gary Becker, Elizabeth Kennard, Christopher Bishop, and Arthur Stowe.
Chair Carol Molloy Smith excused.

The regular meeting stood in recess at 6:31 pm and the public hearing was called to order at 6:31 pm.

Public Hearing to consider Application for Certificate of Appropriateness from Thomas Shea of 114 Lafayette Street, Milford, CT for new construction of a garage (copies of appropriate documents were submitted)

Attorney Thomas Lynch, representing Thomas Shea, and Rick Ross, the contractor for the project, were present.

Attorney Lynch gave a brief summary of the background and construction of the house located at 114 Lafayette Street. The property is a quarter acre. On the easterly portion of the property sits a shed that will be removed and replaced with the proposed garage. The site plan and detailed elevations were submitted with the application.

The size of the garage is zoning compliant, according to Mr. Harris of the Zoning Office. The garage footprint will be 24-by-26, or 624 square feet. There will be a 30-foot setback off Pond Street.

Mr. Shea asked the architect to create a garage that matches the architectural features of the house and conform with the neighborhood design. It will be a peak roof garage with two beveled doors. The peak in the front of the garage will have a window. The side elevations will have windows as well.

Attorney Lynch noted the house is currently vinyl sided. He is aware that the Milford Historic Commission Regulations do not allow vinyl siding. Because there is existing vinyl siding the house, the thought is to remain consistent and use vinyl siding on the new garage. Mr. Ross added anything the Commission decides of course will be adhered to, but the first choice is vinyl siding to match the house.

Mr. Becker inquired if the house has vinyl shake or clapboard currently; Mr. Ross stated the house has vinyl clapboard.

Mr. Becker inquired as to where access doors would be located; Attorney Lynch and Mr. Ross explained.

Ms. Kennard asked what type of roofing will be used; Mr. Ross said it will be asphalt to match the house.

Mr. Becker confirmed the windows will be one-over-one.

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 6:42 pm in order to consider the construction of the new garage.

The regular meeting was immediately reconvened at 6:42 pm, at which time Mr. Walter Ortoleva entered the meeting.

COA submitted by Thomas Shea of 114 Lafayette Street, Milford, CT for new construction of a garage

The Commission members gave Mr. Ortoleva the information gathered. Mr. Ortoleva stated he had no questions on the application.

Ms. Kennard and Mr. Bishop moved to approve the COA submitted by Thomas Shea of 114 Lafayette Street, Milford, CT, for new construction of a garage.

Mr. Bishop suggested the Commission approve the application. He noted garages are difficult, but Mr. Shea has done a good job with this one.

Ms. Kennard stated she is happy it matches the house and Mr. Shea paid attention to the rest of the neighborhood aesthetic.

Mr. Becker noted the location of the garage is good, and the look is consistent with the rest of the neighborhood. He said that he would like to see drawings of the west elevation as none were provided. Attorney Lynch suggested making the approval conditional on obtaining said elevation drawing with the access door added.

Motion carried unanimously, with condition.

President's Report including Correspondence

None.

Clerk/Treasurer's Report

Mr. Ortoleva noted the price for advertising has increased substantially. He asked to consider raising the price of the application as the Commission is losing money. Mr. Becker suggested adding this item to Old Business for the next meeting.

Unfinished Business

None.

New Business

Mr. Becker announced Chair Smith is moving out of the district but will remain the Chair for the Commission. The Commission members discussed how to proceed going forward with creation of the packages for each member and how they would be delivered to each member.

Old Business

Mr. Bishop inquired if any new information was obtained regarding tape recording of the meetings. Mr. Ortoleva stated he discussed it with Attorney Berchem. Mr. Becker said this item could be taken up at the next meeting.

There being no further business to discuss, Mr. Bishop and Mr. Ortoleva moved to adjourn at 7:06 pm. Motion carried unanimously.

Recorded by Colleen Birney