

Milford Historic District No. 2, South of the Green
Minutes of Regular Meeting and Public Hearing – Board of Education Meeting Room, Parsons
Government Center (unapproved)
August 14, 2013

Chair Smith called the public hearing portion of the meeting of the Milford Historic District No. 2, South of the Green to order at 6:30 p.m. on Wednesday, August 14, 2013.

Public Hearing: Application for Certificate of Appropriateness
Kenneth & Elaine Hawkins, 78 Lafayette Street
Katherine Walsh, 84 Lafayette Street

Mr. Hawkins explained the current fence replaced hedges planted years ago but that fence has since been damaged with a recent snowstorm and three sections must be removed. The proposed property line fence will begin 6ft in from the road, is a 4' X 8' white picket fence. Being no further questions or discussion, Chair Smith closed the public hearing portion of the meeting at 6:37 pm. and convened the regular meeting at 6:37 p.m.

Roll Call

Present

Gary Becker
Elizabeth Kennard
Carol Molloy Smith
W. Ortoleva
Arthur Paulson
A. Stowe
C. Thomas

Approval of Minutes of June 2013 Meeting

Motion made by Mr. Paulson and seconded by Ms. Kennard to approve the minutes of the June 12, 2013 meeting as presented. Motion carried unanimously.

Application for Certificate of Appropriateness Re: Kenneth & Elaine Hawkins, 78 Lafayette Street/ Katherine Walsh, 84 Lafayette Street – Motion made by Mr. Paulson and seconded by Mr. Becker to approve the property line fence application for Certificate of Appropriateness as presented. Motion carried unanimously.

According to procedure, Chair Smith requested copies of the mailings sent to adjoining property owners and it was at that point that Mr. Hawkins realized that was an oversight on his part and he had not done that.

A brief recess was called at 6:40 p.m. and the meeting reconvened at 6:41 p.m.

Mr. Paulson and Mr. Becker moved to rescind the previous motion and reconsider the matter at the next regular meeting allowing Mr. Hawkins time to mail required notifications. Motion carried unanimously.

Sanford/Bristol House – Mr. Platt, Town Historian was present at the meeting and provided the members with a recap of what has occurred with the recent sale and purchase of the

Sanford/Bristol House. He explained the Milford Preservation Trust is concerned about the decision to demolish the Sanford/Bristol House based on inaccurate information. He explained that on January 13, 2013 the present owner of the house contacted him and stated he wanted to demolish the house and put a new house on the site. It was explained the new house would conform to the area. Mr. Platt shared that he informed the owner that he thought that would not sit well with the people in the district and he added that if the existing house was demolished and a new home reconstructed, it would no longer be considered a historic home. He also recapped the fact that at the time of the recent sale of this house, the house was sold for \$150,000 and he had been told there were no serious offerings on the house. In the interim Mr. Platt had learned there were 3 interested buyers, one of which is still interested in purchasing it. Mr. Platt stated a cursory limited inspection report reflected the house was beyond repair. The present owner contends to restore this house it would have to be brought up to code but upon further research it was learned there are exceptions to historic houses regarding bringing them up to code during such a property transaction.

Further, in Mr. Platt's opinion there are no historic districts that have ever approved demolition of the house and then have a group dispute it.

Chair Smith thanked Mr. Platt for sharing these details which provided the members of this commission a better understanding.

Mr. Platt stated at this time efforts are ongoing to try to urge the new owner to reconsider and perhaps restore the house or put the home back on the real estate market.

Ms. Kennard thanked Chair Smith for taking the initiative to invite Mr. Platt to the meeting to share this information.

Chair's Report including Correspondence – Chair Smith stated she had received a demolition notice and will be sending that out to the members shortly.

Clerk/Treasurer's Report – Mr. Ortoleva reported the balance as of August 14, 2013 was \$2,185, adding he will be ordering new checks soon.

Mr. Stowe stated the Historic District Commission is now placing their legal notices in the Milford Mirror only and that was done because it was learned that more residents subscribe to the Mirror than the New Haven Register and it was a cost savings.

Mr. Stowe will report back on this matter in the future as to how the transition is working.

Unfinished Business

a. Tree Committee Report – Ms. Kennard stated she has reached out to the Chair and Vice Chair of the Tree Committee and is hoping to invite a member of that group to one of our future meetings. It was agreed to extend such invitation to the Tree Committee representative to attend the September meeting of this body.

b. Duncan Barn – Chair Smith reported she has been in touch with the repair contractors and Mr. Duncan and she has learned they are ready to move ahead with the work..

c. Update on CLG (Certified Local Government) report – Chair Smith stated that after bringing this matter to the City Attorney’s attention, she was pleased to learn that the city attorney’s staff will assume responsibility for this report.

New Business:

Chair Smith noted one of the Historic District So. Of the Green signs has been taken down (High Street near phone company property) and she asked Mr. Ortoleva to look into the matter and it was agreed to authorize Mr. Ortoleva to move ahead with the replacing of that particular sign.

There being no further business to discuss, the meeting adjourned at 7:20 p.m.

Recorded by Diane Candido