

**MILFORD HISTORIC DISTRICT #2 - SOUTH OF THE GREEN  
MINUTES OF MEETING HELD WEDNESDAY, SEPTEMBER 10, 2008  
CONFERENCE ROOM B, PARSONS GOVERNMENT CENTER**

In the absence of Chrmn. Smith, Vice Chrmn. DeMarco called to order the regular meeting and four public hearings of the Milford Historic District #2, South of the Green at 7:00 P.M. He noted that T.J. Casey would be late for the meeting, but noted a quorum was present.

**1. ROLL CALL**

**Members Present:** Kevin DeMarco; Arthur Paulson; Timothy J. Casey, Sr. (7:38)

**Alternates Present:** Arthur W. Stowe

**Also Present:** Linda Stock, Secretary

**Member Excused:** Carol Malloy Smith

**Alternate Excused:** Walter Ortoleva

**2. APPROVAL OF MINUTES OF AUGUST 13, 2008**

It was moved by A. Paulson, seconded by A. Stowe and unanimously carried to approve the minutes of the August 13, 2008 meeting.

**3. CHAIRMAN'S REPORT (INCLUDING CORRESPONDENCE)**

Vice Chrmn. DeMarco noted there was only one piece of correspondence. A letter from the Commission, signed by Chrmn. Smith, was sent to the Chief Building Official, Thomas Raucci, on August 29, 2008 regarding the Certificate of Appropriateness for the deck at 20 Pond Street. The letter was hand delivered. The letter asked that Mr. Raucci issue an order of compliance regarding the 2<sup>nd</sup> story deck which is partially completed. Chrmn. Smith explained that the order for compliance must come through the Building Official. Copies of the letter were sent to Cynthia Anger, Assistant City Attorney and Timothy Herbst, Attorney representing Mr. Reiman and Ms. Huffman.

**4. CLERK/TREASURER'S REPORT**

Vice Chrmn. noted there is a balance to date of \$821.16.

**5. A MOTION TO REORDER AGENDA TO ADDRESS THE APPLICATIONS  
PRESENTED AT THE PUBLIC HEARING (in the following order)**

1. Bell / 2. Stevenson / 3. Ferrara / 4. Paulson

The motion was so made by A. Paulson and seconded by A. Stowe.

**DISCUSSION**

**MILFORD HISTORIC DISTRICT #2 - SOUTH OF THE GREEN  
MINUTES OF MEETING HELD WEDNESDAY, SEPTEMBER 10, 2008  
CONFERENCE ROOM B, PARSONS GOVERNMENT CENTER**

Regarding the Stevenson application, Vice Chrmn. DeMarco explained that additional information was needed for this application; therefore, it was not posted in the newspaper. It will be heard at a later date. Those items for discussion will be Bell, Ferrara and Paulson.

There being no further discussion, the motion to reorder the agenda carried unanimously.

**I. Chris and Cindy Bell, 70 Lafayette Street**  
Siding, window and porch replacement

Mr. Christopher Bell presented the proof of mailings. Vice Chrmn. DeMarco noted that the information relating to the application was turned in last month. The new information to be presented this evening is a supplement for shutters to that information.

Mr. Bell stated the following: the siding will be white straight line cedar shakes. Everything else will remain the same; the porch will be rebuilt as it is currently. They will install a new door.

Vice Chrmn. DeMarco interjected that they wanted the option of putting in shutters that have a cut out of a heart on the top. Mr. Bell added these would "dress up" the dwelling. Continuing, Vice Chrmn. DeMarco stated these shutters are part of the application. He explained that there is no expiration to the approval so the shutters may be installed at a later date.

All paperwork submitted was reviewed by the Commission. A. Paulson moved to approve the application for a Certificate of Appropriateness. The motion was seconded by A. Stowe. Noting that the public hearing portion had not been closed, the motion and second were withdrawn by A. Paulson and A. Stowe, respectively.

Vice Chrmn. DeMarco noted that a letter in favor of the application was received by Mr. & Mrs. Ken Hawkins of 76 Lafayette Street. Vice Chrmn. DeMarco then called for those who wished to speak in favor of the application.

Kathy Kobishyn, 26 Pond Street, felt the proposal would improve the neighborhood and she appreciates that they are making these improvements.

Denise Morris Curt, 41 Green Street, believed the proposal will be a big improvement to the neighborhood.

There being no others to speak in favor and no one to speak in opposition, the hearing was closed.

**MILFORD HISTORIC DISTRICT #2 - SOUTH OF THE GREEN  
MINUTES OF MEETING HELD WEDNESDAY, SEPTEMBER 10, 2008  
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**II. Jim and Jennifer Ferrara, 68 High Street**  
Garage addition

Mrs. Ferrara turned in the proof of mailings. Plans of the project were displayed and reviewed, while Mrs. Ferrara explained where the addition would be located.

A. Stowe asked what would happen to the existing garage in the rear, to which Mrs. Ferrara responded they have not decided at this point. Further in response to A. Stowe, Mrs. Ferrara stated they will remove the existing driveway and reseed the area and the siding, etc. will be consistent with what is existing. The siding is aluminum and it will remain aluminum. As to the age of the dwelling, Mrs. Ferrara consulted a book which noted the house being constructed in 1870.

Addressing the architectural aspect, Vice Chrmn. DeMarco noted it would match the old. A. Stowe added there will be lights over the doors, to which Mrs. Ferrara explained they will match the lights at the bay windows which will carry the line of the house. Mrs. Ferrara responded affirmatively to A. Stowe's comment that the wing on the side of the dwelling is the family room.

Vice Chrmn. DeMarco asked if there was anyone to speak in favor of the application. Hearing none, he asked for those in opposition.

Peter Moen, 59 High Street, stated he was neutral on this application, but wondered how many feet would be left on the left hand side once the garage is erected. Mrs. Ferrara calculated that currently there is approximately 45'; the garage will be 24' so there will be some where between 20' and 21'. Mr. Moen felt that the garage would take up most of the frontage of the property, which would cause a significant visual impact in the neighborhood. In addition, it will be very close to the street. Vice Chrmn. DeMarco commented that those would be issues for the zoning department.

In response to A. Stowe, Mr. Moen said that in this neighborhood, all properties are spread out and surrounded by yards and he did not feel this addition would be in keeping with the area.

Mrs. Ferrara stated that one concern is the way the house is now. The previous owners built a family room on the side of the dwelling, which makes the house look unbalanced. She believes that the addition will provide more balance to the house.

The architectural plans were reviewed. Mr. Moen stated that although the addition may balance the dwelling, it would be too massive. He believes the Ferrara's driving element is

**MILFORD HISTORIC DISTRICT #2 - SOUTH OF THE GREEN  
MINUTES OF MEETING HELD WEDNESDAY, SEPTEMBER 10, 2008  
CONFERENCE ROOM B, PARSONS GOVERNMENT CENTER**

to obtain a two car garage. He asked if they could move it to where the existing garage sits.

Mrs. Ferrara noted that they were before the Commission last year to put up a fence and now they park their vehicles outside of the fence which is inconvenient. The new garage will suit their personal needs. Mr. Moen suggested they install a power operated gate to get to their other garage.

There being no others to speak in opposition, the hearing was closed.

Vice Chrmn. DeMarco called a brief recess at 7:30 P.M. The meeting re-convened at 7:32 P.M., at which time A. Paulson moved to vote on the two applications previously heard at the public hearing. The motion carried unanimously after a second by A. Stowe.

A. Stowe moved to approve the application of Chris and Cindy Bell of 70 Lafayette Street, for siding, window and porch replacement as well as shutters. The motion was seconded by A. Paulson and carried unanimously.

A motion to approve the application of Jim and Jennifer Ferrara of 68 High Street, for a garage addition was made and seconded by A. Stowe and A. Paulson, respectively.

**DISCUSSION**

A. Paulson stated that although he has sympathy regarding the aesthetics, the plans are historically appropriate and he would favor the application. Vice Chrmn. DeMarco agreed.

There being no further discussion, the motion carried unanimously.

Regarding Certificates of Appropriateness for the applicants, Vice Chrmn. DeMarco noted that Chrmn. Smith would issue them upon her return. However, Mrs. Bell informed the Commission that they cannot obtain a zoning or building permit until they have the Certificate. Vice Chrmn. DeMarco will e-mail Chrmn. Smith and try to prepare the Certificates and hand deliver them to the applicants.

At 7:37 P.M. Vice Chrmn. called for another brief recess.

At 7:38 P.M., T.J. Casey arrived at the meeting.

The meeting reconvened at 7:39 P.M. to hear the final application. A. Paulson recused himself from hearing the application as a Commission member.

**MILFORD HISTORIC DISTRICT #2 - SOUTH OF THE GREEN  
MINUTES OF MEETING HELD WEDNESDAY, SEPTEMBER 10, 2008  
CONFERENCE ROOM B, PARSONS GOVERNMENT CENTER**

**III. Arthur and Lynn Paulson, 10 Pond Street**  
Window replacement

Mr. Paulson submitted his proof of mailings. He explained that they are remodeling their entire kitchen and the windows will be replaced in kind, 6 over 6. Vice Chrmn. DeMarco noted that the front windows are 6 over 6 but the back are not. Mr. Paulson stated that the big kitchen window will also be replaced with 6 over 6 as well. There are ten windows and seven will be replaced. They considered restoring the kitchen even more but they cannot make it into what it once was. Old pictures of the dwelling were reviewed and compared to the existing. The old area was previously a porch.

A. Stowe questioned the layout of the dwelling to determine which windows would be replaced. He discovered through questioning that there are actually 9 windows that will be replaced. They will all be replaced with 6 over 6.

Vice Chrmn. DeMarco asked for those who wished to speak in favor of the application.

Kathy Kobishyn, 26 Pond Street, asked if she could review the plans of the windows. She anticipates it will look "quite splendid when completed." She is in favor.

Denise Morris Curt, 41 Green Street, believes the new windows will be a wonderful addition and that it will be "top notch."

There being no others to speak in favor of the application and no one in opposition, the hearing was closed.

It was moved by A. Stowe to accept and approve the application for Arthur and Lynn Paulson of 10 Pond Street for window replacement. The motion was seconded by T.J. Casey.

**DISCUSSION**

Vice Chrmn. DeMarco reiterated that the windows will be like for like, 6 over 6.

The motion carried unanimously with no further discussion.

At 7:48 P.M., T.J. Casey left the meeting.

**6. UNFINISHED BUSINESS**

**MILFORD HISTORIC DISTRICT #2 - SOUTH OF THE GREEN  
MINUTES OF MEETING HELD WEDNESDAY, SEPTEMBER 10, 2008  
CONFERENCE ROOM B, PARSONS GOVERNMENT CENTER**

**A. Rules of Procedure – additional discussion**

L. Stock sent an e-mail with several minor comments on the Rules. A. Paulson believed they could be treated as editorials. The following changes are recommended:

In the title: RULES OF PROCEDURE **AND JURISDICTION** (last two words added)

Add as first item: **I. Rules of Procedure**

Page 2, item 7, 7<sup>th</sup> line, change last word "Building," to **Zoning**

Page 4, item F.3, 1<sup>st</sup> line, add: **Zoning and** before "Building..."

Page 4, item F.3, 2<sup>nd</sup> line, add: **zoning or** before "building..."

Changes are for clarification purposes.

It was moved by A. Paulson to accept the Rules of Procedure and Jurisdiction as amended. The motion carried unanimously after a second by A. Stowe.

**B. District Signage Update and Adoption of Sign Format**

Due to the fact that W. Ortoleva was not present, this item was tabled.

**7. NEW BUSINESS**

**A. Timetable for mailing of Rules of Procedure with letter to Historic District homeowners/residents**

This item was tabled until the return of Chrmn. Smith.

**B. Any additional items or issues**

L. Stock addressed the issue regarding posting of the minutes on the City's website. She received a memo from the Assistant City Attorney, which stated that all City Commission minutes must be posted on the City's website within 7 days of the meeting. This is according to a state statute. Therefore, rather than waiting for the minutes to be approved, they will be posted immediately after they are typed. Any changes and/or corrections will be noted in the next month's minutes.

There was discussion regarding more information being posted on the Historic District's City website. Vice Chrmn. DeMarco noted that he had spoken with Judy Keeler of MIS and she felt there was plenty of room for additional information. However, this must first be

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MINUTES OF MEETING HELD WEDNESDAY, SEPTEMBER 10, 2008  
CONFERENCE ROOM B, PARSONS GOVERNMENT CENTER**

approved by the Mayor's office as they handle what is posted.

L. Stock will contact the Mayor's office to see if the Application and Process can be posted to the website. Once this information has been received, it will be brought to the attention of Chrmn. Smith for her input.

There being no further business to discuss, A. Stowe moved to adjourn at 8:12 P.M. The motion was seconded by A. Paulson and carried unanimously.

Respectfully submitted,

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Linda Stock, Secretary