

Milford Historic District No. 2, South of the Green  
Minutes of Public Hearing/Regular Meeting – Board of Education Learning Center, Parsons  
Government Center September 11, 2019

Chairwoman Smith called the meeting to order at 6:30 p.m.

Present: Christopher Bishop, Elizabeth Kennard, Walter Ortoleva and Arthur Stowe.

Excused: Marika Mosley

The regular meeting stood in recess at 6:33 pm and the public hearing was called to order at 6:33 pm

Public Hearing to consider Application for Certificate of Appropriateness for Brian and Alexandra Wachter for addition to 19 Reed Street

Mr. Wachter stated he and his wife are happy with the home they have found on Reed Street and are looking to enlarge the home without changing the width. He explained the plan to bump out the rear of the home and add a full useable 2<sup>nd</sup> floor.

Mr. Wachter presented certificate of mailings as required.

In reviewing the preliminary drawings, it was explained the 1<sup>st</sup> floor bump out will give them 4 ft. x 20 space. He stated the air conditioner will be moved to the right side of the house and the mudroom addition will take away a small portion of the existing deck. He added nothing will be added that will extend further left than the front of the house. He stated the new addition will only have a crawl space basement.

Mr. Wachter explained the plan will now provide the home with 4 bedrooms and 2 bathrooms with the bump out of the 2<sup>nd</sup> floor. He also noted there may be minor window changes but the siding and painting will match existing siding and painting. He also noted from the street there will be no apparent change and looking at the house from the street, there will be no apparent change from that view.

Mr. Wachter explained the roof will be a double step down roof and it will be no higher than the current front of the house.

With regard to the right side of the house, there is no change to the existing structure and the existing deck will remain as it is.

Ms. Kennard expressed concern regarding changing the design of the windows and is it known at this time what those changes might be.

Mr. Ortoleva stated he interpreted the request to be for structural approval and the Wachters can come back to this body with proposed changes to the windows.

Mr. Wachter stated the windows going into the new addition will be like for like as to what is presently on the house.

Mr. Stowe reminded members that being consistent with what is on the house now is what this commission needs to know.

Mr. Wachter was agreeable to coming back to this commission with the plans for any window changes.

Mr. Ortoleva recommended moving forward with consideration of the structural work at this time.

Chairwoman Smith closed the public hearing and reconvened the meeting at 6:51 p.m.

Consideration of Application for Certificate of Appropriateness for property located at 19 Reed Street, property owned by Brian and Alexandra Wachter for addition to home.

Ms. Kennard stated the details of the plans provided were very good but if the plans were going to be amended, should this body be seeing those plans prior to approval.

Chairwoman Smith recommended issuing COA with caveat that window details will be provided to this body for consideration.

Mr. Bishop added we must focus on the architectural exterior and the fine details will need to be considered later.

Mr. Stowe explained to Mr. Wachter that it will be necessary for the final plans with any other changes, specifically with regard to the windows must come back to this commission perhaps at our next regular meeting in October.

Motion made by Art Stowe and seconded by Walter Ortoleva to approve COA presented by Brian and Alexandra Wachter for addition to 18 Reed Street with the mutual understanding the approval is for the preliminary design with final plans to be submitted to this Commission at the October 2019 meeting.

It was clarified those final plans would include any window changes or alterations.

Motion carried unanimously

Ms. Kennard thanked the Wachters for a good presentation.

(Note: Mr. Stowe left at this time for another meeting).

Approval of Minutes of June 12, 2019 Meeting – no action taken

President's Report including Correspondence

Chairwoman Smith explained as a point of reference that the Wachters were not scheduled for a closing on 19 Reed Street until September 19, 2019 and if that was the case it would have been necessary to get a letter from the present owners regarding this request. She stated they were able to change the closing to earlier on this date and according to our city attorney, this was fine.

Clerk/Treasurer's Report – Mr. Ortoleva stated the balance as of 9/11/19 was \$4,854.

Unfinished Business

A. Update on tape recording regular meetings of the Commission – this matter will remain on the table at this time. .

### New Business

A. Increase COA fee – will remain on the table at this time

In another matter, Mr. Ortoleva referred to home on 51 High Street, explaining when the property owner came to this commission regarding the addition of a garage, it was noted landscaping (shrubbery) would be included in the changes and that has not been done.

A review of the minutes regarding that COA was recommended by Chairwoman Smith.

There being no further business to discuss, Mr. Ortoleva and Ms. Kennard moved to adjourn at 7:17 pm. Motion carried unanimously.

Recorded by Diane Candido