

**SOUTH OF THE GREEN HISTORIC DISTRICT
MINUTES OF MEETING HELD WEDNESDAY, SEPTEMBER 12, 2007
CONFERENCE ROOM B, PARSONS COMPLEX**

The Historic District II, a/k/a known as the South of the Green Historic District held their Regular Meeting on Wednesday, September 12, 2007 in Conference Room B of the Parsons Complex. Chairperson C. Smith called the meeting to order at 7:00 p.m.

1. ROLL CALL

Members Present: Carol Molloy Smith, Kevin DeMarco (7:10 p.m., Arthur Paulson, Timothy Casey, Sr.

Alternates Present: Walter Ortoleva; Arthur W. Stowe, Robert Tyrrell (7:10 p.m.)

Members Excused: Colleen Noyes

Chairperson Carol Smith noted the alternates would be members for voting purposes until a regular member of the Commission arrives.

2. APPROVAL OF THE MINUTES OF THE AUGUST 8, 2007 MEETING

Mr. A. Paulson made and Mr. Casey seconded a motion to approve the minutes of the August 8, 2007 meeting as presented. Motion carried unanimously.

3. Chairman's Report

Chairperson Smith reported that Ms. Noyes had submitted her resignation from the Commission citing personal reasons. Chairperson Smith reported as procedure she would forward the letter to the Mayor and await a response from his office. She also reported she opened a checking account at the Milford Bank.

4. Old Business

None.

5. New Business

- i. Ferarra Application for Certificate of Appropriateness for fence and driveway changes.

Chairperson Smith deferred to Mr. and Mrs. Ferarra for any statement they wished to make regarding their application.

Mrs. J. Ferarra explained they got rid of the existing driveway change and asked the Commission to remove that. She stated they still wished to install a 6' vinyl fence from the structure to the current fence line.

Mr. Casey asked if that is the edge of the sunroom off the back.

Mrs. Ferarra responded yes and that it parallels High Street. She stated it would have a double drive gate and that they would be removing the existing 6' fence because it is in violation with Planning and Zoning and they wish to be in compliance. She also stated the existing chain link fence would be removed and in back they would replace the existing fence with a 6' cedar fence.

Mr. DeMarco asked if the vinyl is the only fence from the structure to the new cedar fence.

Mrs. Ferarra responded yes.

Mr. Stowe asked why vinyl on one side and cedar elsewhere.

Mrs. Ferarra stated it would look nicer for a longer period of time and that the cedar would eventually blend with the structure and have a more natural look.

Chairperson Smith asked about the gateway doors and if they would go in new.

Mrs. Ferarra responded yes. She spoke as to the existing fence which rotted in a short amount of time and that is why they elected to go with vinyl, basically for the longevity. She also explained it would be a two-hinged door gate.

Chairperson Smith noted (7:17 p.m.) there were no neighbors present to speak either in favor or against this application.

Mr. Tyrrell asked how many sections of fence there would be.

Mrs. Ferarra replied approximately 45 feet at 8', so probably 5 ½.

Mr. DeMarco asked what their ultimate goal is as stated it did not affect the decision here tonight.

Mrs. Ferarra replied it is for privacy and for the backyard. She explained that currently they do not have a backyard per se and that people use their driveway as a turnaround.

Mr. Ortoleva commented they would no longer be able to see the garage once the fence is up.

Mrs. Ferarra stated the garage would remain as is.

Mr. Casey pointed out he was comfortable in knowing there would be some plantings so that it would not be such a stark white wall.

Mrs. Ferarra stated the fence company also recommended a possible arbor style fence for the gate and asked if this Commission would be more in favor of something like that. She noted with the plantings they have planned it and that style gate it would add more charm and be more historical and have character.

Chairperson Smith stated at this time she would entertain a motion regarding this application.

Mr. Casey and Mr. Paulson made and seconded a motion to accept the application as presented with the verbal changes the applicants have stated here tonight.

Mr. Stowe expressed his concern with the vinyl when it breaks and that it may be difficult to replace.

Mr. DeMarco commented it could actually be replaced in parts.

Mr. Ortoleva asked if they could amend that shrubbery be added in.

Mr. Paulson raised a point of order, questioning whether they have the authority to amend a proposal.

Chairperson Smith called the motion for a vote. Motion carried unanimously.

Mr. Casey raised a point of order, asking if this application now goes to Planning and Zoning for their approval.

Mrs. Ferarra explained they had been to Planning and Zoning and went through this process to be in compliance and remove the violation.

ii. Coffey Application for Certificate of Appropriateness for window.

Mr. Coffey explained his immediate need is to remove the 1990 palatial windows that are not in character with the house. He stated he is not removing the window, only the arch. In addition, he stated he would like to change to a one over style window (6' x 6'). He explained the windows are original 1949 and these are the last ones in the house.

Mr. Casey asked if he was trying to uniform the house to 6' over 6' or 2 over 1.

Mr. Coffey replied yes and that he had decided on the 6' over 6'.

Mr. Ortoleva asked about painting and siding.

Mr. Coffey responded he would be residing. He explained the house was originally green and that he would be going to a light gray with off white trim.

Mr. Paulson and Mr. Stowe made and seconded a motion to approve the 6' over 6' window as presented.

Mr. Stowe asked Mr. Coffey if all the windows would be 6' over 6' when he was done.

Mr. Coffey replied yes and that it would be a Pella window.

Mr. Tyrrell asked if it the window is wood.

Mr. Coffey responded yes.

Mr. DeMarco asked if all were replacement windows.

Mr. Coffey responded 18 are and two over one replacement.

Mr. Paulson commented the house was built in 1949 and noted that his own house was built prior to that and that all of his windows are 6' over 6'.

Mr. Casey commented he liked the idea of conformity with the character of the house.

Mr. Ortoleva spoke as to the price of vinyl versus wood.

Mr. DeMarco asked about pulling a permit for the windows.

Mr. Coffey stated he was looking for a Certificate of Appropriateness from this Commission. A brief discussion ensued.

Mr. Casey reiterated an earlier question that he was looking for this certificate just for the windows.

Mr. Coffey responded yes and stated he was attempting to keep the existing trim.

Mr. Paulson suggested they call the question.

Motion carried unanimously to approve the application for Certificate of Appropriateness as submitted by Mr. Coffey.

Chairperson Smith recognized Mr. P. Moen, 59 High Street, who was present.

Mr. Moen stated he had not submitted an application but was preparing to do so. He explained 25 years ago he changed hung windows with four panel 18' x 6' and that those are now due for replacement. He stated he was thinking of three double style windows and would be coming before this Commission at some point for appropriateness.

Mr. DeMarco explained the procedure and that he would need to go to Planning and Zoning and also the Building Department before coming to this Commission.

Mr. Casey added that Planning and Zoning would provide the necessary paperwork.

Mr. Stowe corrected an earlier statement and noted he states in the rules that the work actually has to fit in with the character, age and style of the house.

Chairperson Smith gave him the application and read and explained the timeline.

Mr. Moen stated he would also like to do an expansion to the kitchen, but noted that part of the house is not visible from the street.

Mr. DeMarco stated that would have nothing to do with this Commission.

Mr. Moen also asked about a solar system on his barn office. He stated the visibility from the street is minimal. He asked the Commission's thoughts on a solar system.

Mr. Paulson stated he believed they are exempt, but he was not sure and would have to look into it.

Mr. Stowe stated they would need illustrations, specifically pictures of the windows now and that they wish to install.

Mr. Moen suggested this Commission make the forms available through the web site.

Mr. Stowe referenced Section 7-147(f) concerning solar hearing and read the specifics.

iii. Discussion regarding changes to the Rules of Procedure for this new Historic District.

Mr. Stowe stated he has started to put the two together but did not have anything at this point for the Commission.

Chairperson Smith stated they would wait for a further report from Mr. Stowe and suggested it might be possible for next month if there is no public hearing.

Mr. Stowe noted the Connecticut Trust is sponsoring workshops during the month of October and that they would provide general historic information. He asked if any member would be interested.

Mr. DeMarco asked where they are being held.

Mr. Stowe replied they are being held in several towns throughout the state.

Chairperson Smith read a letter she received from Mary Dunn. She also stated additional workshops would be held in February. Chairperson Smith acknowledged Mr. D. Pasqua, 42 Green Smith.

Mr. Pasqua stated he just stopped by because he saw that this Commission would be meeting this evening and was interested in what they did.

Mr. DeMarco gave a brief overview as to why someone might come before this Commission.

Chairperson Smith also explained the two applications that had come before this Commission this evening.

Mr. Pasqua stated he did not have any business for this Commission, however he was interested in the workings of the Commission.

Being no further business to discuss, Mr. Casey and Mr. Tyrrell made and seconded a motion to adjourn at 8:14 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Acting for Linda Stock, Secretary