

Milford Historic District No. 2, South of the Green
Minutes of Public Hearing/Regular Meeting –Meeting relocated to Employee Lounge, Parsons
Government Center –September 12, 2018

Vice Chair Gary Becker called the public hearing to order at 6:33 p.m.

Present: Gary Becker, Elizabeth Kennard, and Christopher Bishop. Chairwoman Carol Molloy Smith present via phone.

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 property located at 5 Union Street, owners Michael Connolly and Suzanne McKeever, for handicap access and accessible bedroom on first floor (copies of appropriate documents were left with Chair Smith)

Attorney Joseph Tramuta was present and spoke on behalf of his clients, property owners Michael Connolly and Suzanne McKeever.

Attny. Tramuta explained the addition will be on the back of the house and needed to accommodate handicapped daughter. Further he noted the proposed addition will be fully enclosed and there will be no exterior ramp visible from the front of the house. He noted that Architect Paul Gerard Holub was sensitive to the district and tried to incorporate the look of the house from the front and the side. His drawings propose following the same contours of the house with the same siding and peak. As well vinyl material for siding will match existing siding.

Attny. Tramuta presented actual photos of the house for each member, pointing out the pool and deck in the photos have been removed. He stated the existing roof will be replaced with black architectural shingled roof; front door will be Craftsman style with side lights in a mahogany finish. It was also noted this door should be replaced as the existing door is not secure.

With regard to the asphalt walkway, it will be replaced with stamped concrete; windows of the addition will match existing windows; rear door will be similar to the front door in style.

It was noted access for the daughter to enter her area, will be in the rear of the house and will include a chair lift (opposed to a ramp) from ground level up to residence. The foundation of the new structure will match the front of the existing home. Addition will include bathroom, small kitchen area and bedroom. Also, the only window additions will be those included in the addition.

Homeowner had a land survey done and that report reflected the addition will not be predominant.

Ms. Kennard asked if there could be consideration to the front door area with regard to the detail of the door and if that style could be mimicked.

Ms. McKeever explained they have not yet determined what material is behind parts of the door area.

Ms. Kennard questioned the side area of the addition and she was told the addition did have a 3 foot bump out.

Ms. Kennard asked if the gambrel roof of the addition would be the same size and she was told yes.

Attny. Tramuta stated his client took the opportunity to meet with his neighbors to share the plans for the addition in detail and there were no objections to the plan.

Ms. Kennard questioned why the walkway was being changed and Ms. McKeever stated that area is in disrepair and the new walkway was also considered for aesthetic purpose.

Chair Smith stated she was pleased with the explanation of the addition and the plan for the addition.

Being no further questions or comments, the public hearing portion of the meeting closed at 7 p.m.

Vice Chairman Becker called the meeting to order at 7:00 p.m.

Consideration of Application for Certificate of Appropriateness for property located at 5 Union Street, owners Michael Connolly and Suzanne McKeever, for handicap access and accessible bedroom on first floor

Ms. Kennard moved and Mr. Bishop seconded a motion to consider the Application for Certificate of Appropriateness for property located at 5 Union Street, owners Michael Connolly and Suzanne McKeever, for handicap access and accessible bedroom on first floor, in the rear of the existing house as described in the plans and pictures presented to commission.

Ms. Kennard and Mr. Bishop amended their motion to approve the Application for Certificate of Appropriateness for property located at 5 Union Street, owners Michael Connolly and Suzanne McKeever to expand the rear of the house within lot coverage and historic guidelines to accommodate access and entry to the first floor living quarters for disabled daughter. Proposal also includes replacing existing roof with black architectural shingles, replacing front door with Craftsman style door with 2 side lights.

Ms. Kennard stated she appreciated all the accompanying presentation materials which assisted in making a favorable decision.

Mr. Bishop stated the plan was excellent in attempting to stay within the district requirements.

Vice Chair Becker stated the addition is complimentary and solves the issues for this family.

Motion carried unanimously.

President's Report including Correspondence

Chair Smith noted that Christopher Thomas has resigned from the Commission effective 8/11/18. It was recommended that members give some thought to possible person to fill the vacancy.

Clerk/Treasurer's Report – no report

Unfinished Business – none

Tree Report - none

New Business - none

Chair Smith informed members there will be hearing/meeting scheduled for October 10, 2018.

There being no further business to discuss, Ms. Kennard and Mr. Bishop moved to adjourn at 7:18 pm. Motion carried unanimously.

Recorded by Diane Candido