

Milford Historic District No. 2, South of the Green  
Minutes of Regular Meeting and Public Hearing – Board of Education Meeting Room (Learning Center), Parsons Government Center – October 12, 2016

Vice Chair Paulson convened the public hearing portion of the meeting at 6:30 p.m.

Present: Gary Becker, Liz Kennard, Arthur Paulson, Walter Ortoleva

Also Present: Tashika Russell, UCONN Law Student

Public Hearing to consider Application for Certificate of Appropriateness for Bret Kippur, 51 High Street, siding, windows and roof (copies of appropriate documents were submitted)

Present regarding COA were property owner Bret Kippur, Architect Paul Holland of Oxford, CT, Peter Moen, 59 High St., Mr. & Mrs. Scott Koschwitz 67 High St.

Mr. Holland explained that the proposed plans are basically to replace existing windows with new windows consistent with grid patterns (4 over 4). As well new siding, all the trim will be cleaned and painted and new roof shingles. He added also included is plan for the back porch and that would be to remove the lattice and sliding door, put in new walls and make that porch a family room. He emphasized the fact there will be no additions to the existing house and the footprint of the house will not change. With regard to the exterior color of the house, it is planned to be wheat colored home with white trim

Mr. Becker questioned which windows will be moved and it was explained the windows on the 2<sup>nd</sup> floor near the gable and also the rear window will be replaced with a double hung. As well the kitchen window will be replaced with casement window.

Mr. Moen and the Koschwitz expressed concern that the new property owner was purchasing the home as rental property and they were reassured that would not be the case and the property owner would reside there.

Mr. Ortoleva questioned why 4 over 4 windows and Mr. Holland stated Mr. Kippur (owner) would prefer 2 over 2 but he did not want to go through the application process all over again to make that change.

Vice Chair Paulson asked if the plan was to make the windows uniform and he was told yes. He further asked members present if there is a preference about the windows (2 over 2 vs. 4 over 4). It was the consensus that either would be appropriate.

Ms. Kennard asked the architect to again review what is planned and Mr. Holland stated as follows:

- Roof shingles will be like for like (repair of existing)
- All new windows with cornice over top, white trim; some windows will be changed to make all the same
- Vinyl siding with insulation
- Remove lattice off the back porch, remove aluminum sliding door, build walls and make the porch a full family room.
- Wood baluster
- Kitchen window will be replaced with casement window

Mr. Moen asked if the house will remain as a 2 family home and he was told it would.

Mr. Holland also noted all windows visible from the street will be uniform and the intent is to try to maintain the integrity of the existing house.

Being no further questions or comments, the public hearing portion closed at 7:02 p.m. and the regular meeting immediately convened.

Motion was made by Mr. Becker and seconded by Mr. Ortoleva that the Application for Certificate of Appropriateness for Bret Kippur, 51 High Street, siding, windows and roof be granted as shown in submitted plans including the windows being replaced be approved as either 4 over 4 or 2 over 2, leaving that decision up to applicant; iron balusters be permitted to be replaced with wooden balusters. Motion carried unanimously.

#### Approval of Minutes of June 8, 2016

Motion made by Ms. Kennard and seconded by Mr. Becker to postpone approval of June 8 2016 minutes until the next meeting. Motion carried unanimously.

#### Chair's Report including Correspondence

Vice Chair Paulson referred to the sample letter to be mailed to property owners within 200 feet of subject property and suggested the letter be revised to include the time of the Commission meetings (6:30 p.m.). Such revision will be included on the website.

Clerk/Treasurer's Report – Mr. Ortoleva stated the balance as of today was \$3,573

#### Unfinished Business

a. Tree Committee Report – Ms. Kennard explained when this matter was placed on the agenda she intended to reach out to the Tree Commission and she explained that between now and the next regular meeting she will do that and provide a report.

#### New Business

Ms. Kennard expressed concern about new neighbors moving into the district and she felt it was important that the new residents receive a letter from this body regarding the criteria of the Historic District South of the Green. It was agreed that new occupants should be provided a letter of introduction including a list of Commission members and contact information.

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

Recorded by Diane Candido