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 –February 12, 2020

Present: Christopher Bishop, Elizabeth Kennard, Carol Molloy Smith (present via phone),

Chairman Bishop called the meeting to order at 6:30 p.m. The regular meeting stood in recess at 6:32 pm and the public hearing was called to order at that time.

Public Hearing: Louis E. Roberts for Alterations to 60 Pond Street

Present for the hearing were: Louis Roberts, Susan Healey, Attorney Thomas Lynch, Richard Ross, Mark Kaplow

Attny Lynch presented appropriate certificate of mailings for the record as well as letters of support for the project sent from neighbors.

He explained the owners of their home were present to present plans for the renovations to home on 60 Pond Street, a house that was built in 1867. He explained the project includes exterior renovations to windows and doors and noted those renovations would be to upgrade and enlarge existing windows as well as converting two windows into French doors. As well, it was explained the existing outside deck will be removed and enlarged and the proposed new deck will have two stairs, one on either side of the deck. A review of the drawings of the existing footprint and the proposed plans was presented.

Attny. Lynch explained some changes to the layout in terms of doors but the main focus will be on the deck. He stated the existing deck will be removed and replaced with a 48 ft. 9 inch x 10 ft. deck and will include black railings. It was noted the deck will include two stairs coming off, one of which will be heading toward the harbor and the other toward Pond Street side of the house. He emphasized there will be no changes to the 2nd living space area.

Pictures were presented of the entire elevated view from the harbor side and it was explained that all of the work planned will be done on the harbor side of the house and the renovations will definitely be done in a tasteful manner.

Mr. Roberts added he was pleased with the support he has received from neighbors and he introduced Mr. Kaplow (neighbor) who spoke in support of the planned renovations.

Ms. Molloy Smith questioned when the porch was built and Mr. Roberts explained he had no record of when the existing back porch was built and he noted the existing porch is not proportional to the size of the house.

Ms. Kennard explained the width of the porch might be a historical statement in itself.

Mr. Ross directed comments to the stairs on the Pond Street side of the house will not change in location and the other set of stairs will not be visible from the street.

Ms. Molloy Smith expressed concern that the steps on the harbor side would block some of the window on lower level and a review of the proposed plan showed the window would not be blocked.

It was also explained that the roof overhang over the deck will match the existing roof and the replaced windows would not change the looks of that area.

Discussion ensued regarding the replacement windows and concern was expressed by members that the new windows might change the architectural structure and look of the home.

Ms. Molloy Smith stated she would hope the replacements would imitate the window style of the window on the top floor and the window in the addition on the side of the house.

Mr. Ross assured members that he could build a simple grill pattern (2 over 2).

Chairman Bishop referred to the black aluminum rails proposed and he asked why were they going to be aluminum.

Mr. Ross explained they are not firm on what is presented with regard to rails but they were definitely going to keep the classic look of wrought iron which is on the house presently.

Being no further comments, discussion or questions the public hearing portion of the meeting closed and the regular business meeting reconvened at 7:20 p.m.

Based on the summary of the project presented by Attny. Lynch, Ms. Kennard and Chairman Bishop moved to approve the plans presented by Louis E. Roberts for Alterations to 60 Pond Street subject to the following:

* 1st floor kitchen window will be modified to provide 1 over 1 grill on either side with same size window as shown. Contractor will install 2 grills.
* Sliding doors on 1st floor will have 2 over 2 grills on each of the doors.
* Columns on porch will remain the same, roof material on overhang will match the detail of existing roof as close as possible with a slightly different pitch.

Motion carried unanimously.

Chairman Bishop thanked those in attendance for their input and sharing details of the proposal.

Consideration of Minutes

Motion was made by Ms. Kennard and seconded by Ms. Molloy Smith to approve the minutes of the January 8, 2020 meeting as presented. Motion carried unanimously.

Chair’s Report Including Correspondence

Chairman Bishop noted for the record he had sent a letter to Mayor Blake as recommended at the January meeting and that letter included names and resumes of candidates for consideration of appointment to the Milford Historic District No. 2, South of the Green. He added he received a reply from Mayor Blake thanking him for recommendations and stating those recommendations will be taken into consideration.

Clerk/Treasurer’s Report

Mr. Ortoleva was not present and therefore a Treasurer’s Report was not presented.

Ms. Molloy Smith asked that Mr. Ortoleva be informed that she has a copy of the proposed city budget and he should pick that document up from her.

Unfinished Business –

a. Concern regarding the home on the corner of Center and Central Avenue where owner has a 15 x 30 ft. construction project - that matter will remain on the table and be revisited in the spring.

New Business - none

There being no further business to discuss, Ms. Kennard and Ms. Molloy Smith moved to adjourn at 7:30 pm. Motion carried unanimously.

Recorded by Diane Candido