South of the Green Milford Historic District No. 2,

Minutes of Regular Meeting and Public Hearing – Via Zoom –May 11, 2022

Present: Chris Bishop, Liz Kennard, Andy Kozlowski, Marc Muller

Also attending: Robby Tierstein, college student covering various city meetings

Applicants: Jonathan and Theresa Whaley

Chrmn. Bishop convened the meeting at 6:34 p.m. and declared a quorum present. The regular meeting stood in recess at 6:35 p.m. and the public hearing was called to order at that time.

**Certificate of Appropriateness Application by Jonathan and Theresa Whaley at 44 Center Street for the replacement of the existing hedge border with a fence.**

Mr. Whaley explained they have been living on Center Street for over 25 years and during that time there have been hedges on 2 sides of the property. He explained the hedges are old and are not as vibrant as newer plantings and in some opinions might be considered an eyesore even though they have been trimmed and shaped a number of times. He stated the house is on the corner of Center and Green and the reason they have kept the hedges was twofold in that they had small children and animals they wanted to keep in the yard. At this time they are looking to take down the hedges and replace them with a fence and planning for that they have taken care in keeping in mind the authenticity of the house. The plan is to put up a wrought iron-like fence which is constructed of aluminum, 6 ft. panels, Victorian style, black pickets with bronze finials at the top, and ball cap on each posts. He also noted the posts will be bronze as well. Mr. Whaley referred to the current front gate has wrought iron posts and they will integrate that gate into the fence.

Mr. Whaley explained the images he shared are from the company they are working with and reflect all the components he referred to.

Mr. Muller noted the fence is very much like the fence he recently installed at his home. He asked if the existing gate has the same fleur de lis type décor and he was told it would.

Mr. Whaley went on to explain the fence will stop at his driveway and the fence will actually follow the same footage as where the hedges currently are. He noted there is 4-5 feet between the corner of his porch and where the sidewalk begins.

Ms. Kennard asked if there is a fence on the other side of his property line and Mr. Whaley stated it is a cedar fence.

Chrmn. Bishop noted that according to the information available on the home, it was built in 1868 and Whaley stated he thought it was 1865. It was noted the home was built during a hodgepodge of two periods of style because of its life span.

Also, Chrmn. Bishop added he received a note from the city Permitting Dept. stating the 4 ft. fence that is proposed complies with the building code

**Submission for approval of revised plans regarding the expansion of the garage under a COA approved by the Commission at its regular meeting of December 8, 2021**.

Based on the fact the homeowner (Ivan Fossessiguarani) was not present, Mr. Muller and Ms. Kennard made and seconded a motion to table this consideration until the homeowner advised a date he could be present.

Ms. Kennard noted that it did not seem as though there is a lot of work being done at that address at this time.

Mr. Muller added there was some siding work done but that was stopped about a week ago and there has been no visible activity in the past few weeks.

Ms. Kennard felt the homeowner should be informed that the meeting was scheduled and the Commission was ready to act on his revised plans.

Mr. Muller questioned if adjacent property owners had been informed.

Motion carried unanimously

Being no further questions/comments regarding the COA the public hearing closed and the general meeting reconvened at 6:54 p.m.

**Certificate of Appropriateness Application by Jonathan and Theresa Whaley at 44 Center Street for the replacement of the existing hedge border with a fence.**

Ms. Kennard and Mr. Muller made and seconded a motion to reconvene and consider the COA as presented. Motion carried unanimously.

Chrmn. Bishop felt the proposed fence will fit in with the house and the neighborhood and will be an improvement.

Mr. Kozlowski agreed and Ms. Kennard added the style of the proposed fence will fit in with the style of the house and she supported the request.

Mr. Muller stated the homeowners have done a good job trying to maintain the character of the home and incorporating the existing gate into the new design. He added aluminum is not as expensive as wrought iron.

Ms. Kennard and Mr. Kozlowski made and seconded a motion to approve the COA by Jonathan and Theresa Whaley at 44 Center Street for the replacement of the existing hedge border with a fence. Motion carried unanimously.

With regard to recent visits to other homes in the district, Ms. Kennard stated a visit was made to 15 Lafayette Street, a red house and the current paint is coming off the structure. She stated the house has lead paint on it and the homeowner will repaint it and change the gutters like for like and is considering future work in the back of the house.

As well a visit was made to the home on 12 Union Street where the homeowners plan to replace attic windows like for like with vinyl.

A visit was made to 15 Pond Street, homeowners plan to replace rotted basement window and some roofing on a porch (deck) on the 2nd floor.

Mr. Muller explained it is not truly a deck but a flat roof with a railing around it adding there is access to the area but the request is for approval of a new roof on the 2nd floor flat roof.

Ms. Kennard referred to another visit to a house where the project was underway to pull out windows and were told the project had to stop. She stated a meeting was held that night with the homeowners and they were told if it was like for like replacement and asked if the mullions were to be put in the window and were told it would be. She added the next morning the new windows were put in and the work continued.

Mr. Muller noted the house is currently on the market and he noted the mullions are on the 1st level now and it would like very nice if the 2nd floor windows had mullions as well.

Ms. Kennard noted that Mr. Griffith from Permitting Dept. raised the question about the permit and the company doing the installation felt a permit was not needed for replacement windows.

**Consideration of Minutes** – Ms. Kennard and Mr. Kozlowski made and seconded a motion to waive the reading of the minutes of the regular meeting held 4/13/2022 and approve the minutes as presented. Motion carried unanimously.

**Chair’s Report including Correspondence** –

Chrmn. Bishop stated he received an email from Mr. Griffith responding to our question regarding the replacement and expansions of driveways and parking areas. He explained non-residential parking areas require a building permit but residential areas do not. With regard to driveway expansion beyond coverage permitted, 80% of the lot can be impervious..

As well, a response on the question on solar panels, they require building permits as well as ground mounted satellite dishes.

It was noted there are a number of issues such as apartment construction and issues with the harbor that are taking up most of the focus.

Ms. Kennard questioned the possibility of having a meeting with Mr. Griffith to see how we can work together.

Mr. Muller added this body should not be the enforcement officers.

Chrmn. Bishop stated he would reach out to Mr. Griffith regarding the possibility of having a meeting with him.

Ms. Kennard added this Commission is looking to work together with that office to ensure our concerns are considered worth of pursuit.

**Clerk/Treasurer’s Report** – Mr. Ortoleva was not present and no report was available.

**Unfinished Business**

1. Review Study Report Booklet and consider allocating funds to print some copies - Chrmn. Bishop stated this information is now available online.
2. Attorney Berchem’s advice as to Air BnB’s, ground mounted satellite dishes and signage – remain on the table.
3. Solar panels – previously discussed
4. Replacement and expansions of driveways and parking areas – previously discussed.

**New Business**

Discussion ensued regarding an issue brought forward on the state level and did not pass. It was with regard to the fact that no zoning laws apply to any multi-family house within ½ mile of a train station. Chrmn. Bishop felt the District is within that ½ mile. He stated he reached out to the Mayor’s assistant to share this information and was told the Mayor was not aware of this issue coming forward on the state level.

Discussion ensued regarding projects that occur on a Friday prior to a 3 day weekend and by the time the city offices reopen on Tuesday, the project is complete and no action has been taken.

Being no further business, motion was made by Mr. Muller and seconded by Ms. Kennard to adjourn at 7:32 p.m. Motion carried unanimously.

Recorded by Diane Candido