South of the Green Milford Historic District No. 2,

Minutes of Regular Meeting and Public Hearing – Via Zoom – June 9, 2021

Present: Andrew Belden, Christopher Bishop, Liz Kennard, Marc Muller, Carol Smith, Arthur Stowe

Chrmn. Bishop convened the meeting at 6:38 p.m. and declared a quorum present. The regular meeting stood in recess at 6:38 p.m. and the public hearing was called to order at that time.

**Application for a COA by Dennis Lynch and Margaret Powell for siding replacement and front porch repairs and renovations at 100 Lafayette Street.**

Mr. Lynch explained the project consists of replacing siding with cedar impressions double 7”straight edge vinyl. He explained the existing siding is deteriorating and there has been water damage noted on some parts of the exterior. As well the application includes the widening of the front steps and the new steps will be built on top of the existing steps. He stated the new steps will be Azek Timbertech with standard composite railing very similar to what is on his neighbor’s porch (shared a picture of neighbor’s porch). He further noted the posts that are currently pictured on his porch will remain.

Mr. Belden emphasized the fact that the project did not include changing the door or trim or adding additional steps and he was told the door and trim will remain and no additional steps will be added.

Mr. Lynch added the portico will remain untouched.

Ms. Kennard noted that the side rails will have to go because they will not fit the size of the lengthened steps but she questioned if there will be railings around the front and side and she was told yes.

Mr. Muller referred to the photo of the front entrance noting that to the right of the porch there is an area where there are no bricks exposed and he questioned if the existing porch was the original size but Mr. Lynch was not sure of that.

Mr. Lynch noted the steps will be Azek and the deck boards will be a composite.

Mr. Belden referred to the dimensions of the current entrance (4’ x 4’) and noted they will be made wider as reflected in the drawings sent to members.

Chrmn. Bishop referred to the replacement of the existing wood rails with composite and he asked if consideration had been given to using the rails that are in place now.

Mr. Lynch stated the rails are not in good condition and could not be used.

Chrmn. Bishop also referred to detailing on the existing posts that will be kept but the details on the rails will be lost with the new rails.

Mr. Belden stated he didn’t recall anything special about the railings when he visited the home.

Chrmn. Bishop referred to the photos reflecting the proposed railing and stated he did not know if “spindle posts” could be made of composite.

Ms. Kennard asked if the plan was to reside the entire house and she was told yes.

As well Mr. Muller asked if the brick on either side will remain and he was told yes.

Ms. Kennard asked Mr. Lynch if he knew the age of the house and she was told the house was built in 1975.

Mr. Muller asked if the overhead will also be sided and Mr. Lynch stated he hadn’t considered that but thought he would leave it as is.

Being no further questions/comments, Chrmn. Bishop thanked Mr. Lynch for his input and invited him to stay for the remaining of the meeting or if not, Chrmn. Bishop would notify him of the decision regarding the COA following the meeting.

**Application for a COA by Richard F. Jagoe for Caruso Associates for removal of the chimney and install asphalt shingles to match the existing shingles and the existing roof pitch to the home on 27-29 Center Street**

Ms. Carmen Corvino, Mr. & Mrs. Richard Jagoe were present.

Ms. Corvino explained the project as noted in the application for the removal of the chimney and install asphalt shingles which would match the existing shingles. She stated the chimney has been deteriorating for several years and they have stabilized it from the attic but it continues to leak when it rains. She added the leak has destroyed 1 wall in the 2nd floor apartment. Further she explained they would like to have the chimney removed and install a new furnace which will be ductless and vented out to the exterior.

Ms. Kennard asked what the plan was for the roof and Ms. Corvino explained they did not want to flatten the roof and will continue the lines of the existing roof and replace it with the same existing color shingles.

Mr. Jagoe explained the house is old and this problem had been dealt with for years adding they have tried to reinforce the chimney with collar ties but that had not worked. He added with regard to the roof, they plan to follow the pitch to the roof and it will look like a mini-ridge and they will be using the same color shingles that are on the current roof.

Chrmn. Bishop asked if the entire chimney will be removed from the interior and Mr. Jagoe stated that is the plan.

Chrmn. Bishop noted this will probably be the only house in the area that will not have a chimney and he asked if any thought had been given to leaving the chimney in place so it would resemble the other homes and it was explained that would not work structurally.

Mrs. Jagoe noted that according to land records the house was built in 1870.

Mr. Stowe asked if they had a mason look at this work and confirmed that it would be expensive to repair.

It was explained that what will be built on the roof would be moving below.

Being no further questions/comments, Chrmn. Bishop invited the owners to stay for the remainder of the meeting or he would be happy to let them know the decision when the meeting was over.

The public hearing closed at 7:10 p.m. and the business meeting immediately reconvened.

**Consideration of Minutes** – Motion was made by Ms. Kennard and seconded by Mr. Stowe to approve the minutes of the May 12, 2021 meeting as presented. Motion carried unanimously.

**Chair’s Report including Correspondence** – will be discussed further in the agenda and there had been no correspondence.

**Clerk/Treasurer’s Report** – no report available.

Based on receipts presented for reimbursement to Chrmn. Bishop for expenses preparing and mailing the recent letter to property owners in the district a motion was made by Ms. Kennard and seconded by Mr. Muller to approve the reimbursement of $879.75 to Chrmn. Bishop for expenses incurred as noted.

Ms. Kennard commended Chrmn. Bishop for the work he put into this mailing.

Motion carried unanimously.

**Unfinished Business**

Procedure memo – Chrmn. Bishop referred to the revised procedure memo sent to Commissioners noting that the changes made had proven successful and recommended the Procedure Memo be approved and posted on the city website.

Mr. Belden and Ms. Kennard made and seconded a motion to approve the revised Application for Certificate of Appropriateness – Procedure Memo as recommended. Motion carried unanimously.

Application for Certificate of Appropriateness – Chrmn. Bishop explained stated the revisions were minor and reflected information provided by the city as well as adding the email address of the applicant(s). He suggested that since this is a public document we consider adding email addresses and telephone numbers on the 2nd page and not include that page with the information sent to the City Clerk.

Ms. Kennard and Mr. Belden made and seconded a motion to approve the revised Application for Certificate of Appropriateness without an additional page. Motion carried unanimously.

**New Business**

Chrmn. Bishop referred to earlier conversation with members regarding Airbnb’s in the district. He stated any business or industry in the district requires this Commission’s consideration. He asked members to see if these Airbnb’s have made any changes to parking on their property or if there is any signage on the property which is not permitted.

He also referred to 2 satellite dishes on the home on 29 Central Avenue and stated those are considered structures and should have had consideration from the Commission. He explained he would be happy to check with the City Attorney on both these matters before moving further on them.

Ms. Kennard stated she would appreciate hearing the City Attorney’s input on both issues.

It was noted that the signage issue had been discussed previously but the Commission had not done anything about existing signs.

Mr. Belden asked if Airbnb’s have to register as a business and it was noted that too would be a question for the City Attorney.

**Review COA presentations**

**Application for a COA by Dennis Lynch and Margaret Powell for siding replacement and front porch repairs and renovations at 100 Lafayette Street.**

Mr. Belden felt the proposal would be a nice addition to the front of the house and Mr. Muller added it would also add a safer entrance and exit to the house.

Also Mr. Belden felt the fact that the owner is keeping the original posts is a plus.

Motion was made by Ms. Kennard and seconded by Mr. Stowe to accept the application for a COA by Dennis Lynch and Margaret Powell for siding replacement and front porch repairs and renovations at 100 Lafayette Street. Motion carried unanimously.

**Application for a COA by Richard F. Jagoe for Caruso Associates for removal of the chimney and install asphalt shingles to match the existing shingles and the existing roof pitch to the home on 27-29 Center Street**

Motion was made by Mr. Stowe and seconded by Mr. Belden to approve the application for a **COA by Richard F. Jagoe for Caruso Associates for removal of the chimney and install asphalt shingles to match the existing shingles and the existing roof pitch to the home on 27-29 Center Street.**

Ms. Kennard stated she was surprised at how unmoored the chimney is and the efforts made by the property owners to stabilize it.

Mr. Stowe felt removal of the deteriorating chimney will definitely be an improvement.

Ms. Kennard expressed her concern that this would become a precedent in the area and Mr. Muller agreed but he felt this instance reflects a definite need and best efforts have been made to rectify the problem several times.

It was also noted that the owners should be made aware that if the vents for the new furnace are visible from the street, it would be necessary for the owners to come back before this Commission for further consideration.

Mr. Belden noted that he personally knows of another neighbor who is considering having 1 of 3 chimneys on their home removed and will be coming before us with that request.

Motion carried unanimously.

Being no further business to discuss, a motion was made by Ms. Kennard and seconded by Mr. Belden to adjourn the meeting at 7:42 p.m. Motion carried unanimously.

Recorded by Diane Candido