

TOWN OF WASHINGTON
WASHINGTON HISTORIC DISTRICT COMMISSION
Calhoun-Ives, Sunny Ridge and Washington Green Historic Districts

Minutes – December 19, 2022

Members Present: Mr. Hollinger, Ms. Averill, Ms. Woodroofe
Members Absent: Ms. Boyer, Ms. Mills
Alternates Present: Mr. Rimsky, Mr. Fairbairn, Mr. Ferreira
Clerk: Mr. Buell
Others: Mr. Szymanski, Mr. Feldsher

The Chair called the public hearing to order at 7:01 p.m. and seated Mr. Hollinger, Ms. Averill, Ms. Woodroofe, Mr. Rimsky, Mr. Fairbairn, and Mr. Ferreira

Public Hearing

Public Hearing 157 Calhoun Street

Mr. Hollinger asked that the clerk read the notice which was published in the newspaper regarding the Certificate of Appropriateness application to construct a 29.5' x 51.92' accessory building at 157 Calhoun Street. Mr. Szymanski who represented the project then shared his screen with the Commission and provided a detailed overview of the changes which had been made to the proposal. He informed the Commission that he had reviewed the Commission's design guidelines, and had visited the historic district to better understand the style of buildings within this district.

Following Mr. Szymanski's presentation, Mr. Hollinger asked if the side of the building closest to the neighbor would only have one window. Mr. Szymanski confirmed that one window was proposed for this side of the building.

Ms. Averill indicated that she appreciated that the applicant had addressed the Commission's previous concerns, and stated that she wished that the building could be constructed farther from the road. She then explained that she understood that due to wetlands on the property the applicant had chosen the only

viable location for this structure. She went on to state that she felt the revision was a large improvement to the initial proposal. Mr. Ferreira, Mr. Rimsky, and Mr. Fairbairn expressed agreement with this.

Ms. Woodroofe indicated that she struggled with the proposal.

Mr. Hollinger stated that the proposal reflected both new and old ideas, which he felt was more satisfying than the previous iteration of the proposal.

Motion: To close the public hearing for 157 Calhoun Street at 7:21 p.m. by Mr.

Rimsky, seconded by Ms. Averill. Passed unanimously.

Regular Meeting

Seating of Members and Alternates

The Chair called the regular meeting to order at 7:21 p.m. and seated Mr. Hollinger, Ms. Averill, Ms. Woodroofe, Mr. Ferreira (for Ms. Boyer), and Mr. Fairbairn (for Ms. Mills).

Consideration of Certificate of Appropriateness Application for 157 Calhoun Street

Mr. Hollinger asked if the Commission had any comments regarding the proposal for 157 Calhoun Street.

Mr. Ferreira indicated that like Ms. Woodroofe, he had struggled with the proposal but that he appreciated the applicant's efforts to revise the project to better fit within the historic district. Mr. Fairbairn indicated that he supported the proposal. Ms. Averill stated that while she did not love the proposal, she felt it was far better than the previous version of the project which had been submitted to the Commission for review.

Ms. Woodroofe indicated that she did not feel the Commission should settle on a proposal which they did not fully support and asked if the Commission should request another revision. Mr. Hollinger asked the clerk about the deadline on when the Commission must vote on the proposal, and was informed that an approval, rejection, or extension must be passed at the January 2023 meeting at the latest. Ms. Averill indicated that she felt the Commission should decide on the proposal without requesting further revisions. Mr. Hollinger proposed a motion for the Commission to consider. This motion then went to a vote.

Motion: To approve the application for a Certificate of Appropriateness at 157 Calhoun Street to construct this building which is a home theatre with the revisions as shown on the second iteration. This certificate would expire in a year. Per section 4F.1 any proposed change to the approved plans requires a supplemental application which must be submitted immediately to the Historic District for approval. Motion put forth by Mr. Ferreira, seconded by Mr. Fairbairn. Passed 4-1.

Consideration of Minutes for the November 21, 2022 Meeting

Motion: To approve the minutes for the November 21, 2022 meeting by Ms. Woodroffe, seconded by Ms. Averill. Passed 5-0.

Consideration of Minutes for the November 21, 2022 Meeting

Motion: To approve the Historic District Commission 2023 meeting calendar by Mr. Hollinger, seconded by Ms. Averill. Passed 5-0.

Report on Formation of The Historical Review Committee

Mr. Hollinger requested that Mr. Rimsky provide a report on the Historic Review Committee. Mr. Rimsky informed the Commission that a section had been added to the town website for the Historic Review Committee, and that further progress had been made to fully update this website. Following a brief discussion of the town website, Mr. Rimsky indicated that implementing the process for the Delay of Demolition Ordinance would be more complicated than initially predicted. The Commission then discussed recent demolitions and future projects which may be impacted by this ordinance. Mr. Rimsky then stated that a list of historic buildings which fall under the purview of the Historic Review Committee would be made available for the public. Mr. Hollinger asked what the Committee's stance was on barns,

and Mr. Rimsky indicated that the Committee felt that barns are included within the purview of the Delay of Demolition Ordinance. Discussion ensued.

New/Other Business

Motion: To add new business to the meeting agenda by Mr. Fairbairn, seconded by Mr. Ferreira. Passed 5-0.

Mr. Hollinger stated that he had spoken with Mr. Buell regarding the previously approved Certificate of Appropriateness for 11 Ives Road, and indicated that Mr. Buell would be reaching out to the applicant for this proposal to ensure that no changes had been made for the project, and to remind the applicant that the Certificate of Appropriateness would expire in February of 2023.

Ms. Averill asked if the Historic District Commission had jurisdiction over the driveway for 157 Calhoun Street and expressed concern over the parking situation for the property. Mr. Hollinger indicated that driveways are not regulated by the Historic District Commission.

Adjournment

Motion: To adjourn the meeting at 7:49 p.m. by Mr. Fairbairn. Seconded by Ms. Woodroffe. Passed 5-0.

Respectfully Submitted,

Dennis Buell

Dennis Buell

Town of Washington

Historic District Commission Clerk

12-21-2022

A link to access a recording of this meeting is below.

https://townofwashingtongcc-my.sharepoint.com/:f:/g/personal/dbuell_washingtonct_org/EkVFyCqG-JVOtp-DM3tPJSsBzM41EgD0FA72HjXQKrNEsQ?e=F4m25v