**TOWN OF WASHINGTON**

**WASHINGTON HISTORIC DISTRICT COMMISSION**

**Calhoun-Ives, Sunny Ridge and Washington Green Historic Districts**

**MINUTES – May 21, 2018**

Members Present: Susan Averill, Tom Hollinger, Sally Woodroofe

Members Absent: Jane Boyer, Phyllis Millis

Alternates Present: Bill Fairbairn, Dimitri Rimsky, Louise Van Tartwijk

Alternates Absent: None

Staff: Janice Roberti

Others: Stephen Bartkus, Gunn Museum and Library, Curator

 Joe Lanesey, Pelletier Mechanical Services LLC, representative Slack

 Ken Green, George A. Green Inc., representative Slack

Mr. Hollinger called the meeting to order at 7:05 and seated Louise Van Tartwijk for Phyllis Mills and Dimitri Rimsky for Jane Boyer

PUBLIC HEARINGS 7:00 PM

A.Application for a COA/Gunn Memorial Library/Museum/5 Wykeham Rd/generator

Mr. Stephen Bartkus, Museum Curator, represented the Gunn Memorial Library and Museum. Mr. Bartkus told the members that a generator is needed to keep the climate controlled HVAC system running during power outages. He distributed photos of the proposed location, provided the specifications of the Kohler20RESA generator which will be located within the existing stonewall alcove which ranges from 40 to 60 inches high at the southwest corner of the Museum.

A member commented that during a drive by he noticed that the generator will not be visible. When asked about the connection, Mr. Bartkus stated that the generator will be hooked to the new underground propane.

Mr. Hollinger asked if there were any further questions or comments and there were none.

MOTION: To close the public hearing for a COA/Gunn Memorial Library Museum/5 Wykeham Rd/generator. By: Ms. Woodroofe, seconded by Ms. Averill, passed 5 to 0.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington CT

B.Application for a COA/Randall Slack/9 Sunny Ridge Road/newHVAC system

Mr. Joe Lanesey, Pelletier Mechanical Services, represented the owner, Randall Slack. Mr. Lanesey explained the following plans and photos for the project:

 Payne Heating and Cooling HVAC brochures

 Main floor plan dated April 16, 2018 – Page 1

 Second floor plan dated April 16, 2018 – Page 2

 Exterior photo of the house showing location

Mr. Hollinger asked if lattice work was being considered and Mr. Lanesley replied that Mr. Slack and the landscaper opted to use Boxwoods plants. Mr. Hollinger replied that the HDC has no control over landscaping. Mr. Lanesey added that the HVAC system is almost the same color as the house and will blend in.

Mr. Hollinger asked if there were any questions or comments and there were none.

MOTION: To close the public hearing for a COA/Randall Slack/9 Sunny Ridge Road/new HVAC system. By Ms. Averill, seconded by Ms. Van Tartwijk, passed 5 to 0.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington CT

C. Application for COA Randall Slack/9 Sunny Ridge/Outdoor lighting

Mr. Ken Green, George A. Green Inc. represented the owner, Randall Slack.

Mr. Green explained the project regarding the proposal for a wall-mounted light over the barn door and a double flood light for the patio on the north side of the barn. He provided the following:

 Site plan with mark ups of lighting locations

 Spec sheet for Warehouse Shade Collection H-15114 Hi-Lite Mfg., Inc.

 3 different images of lights in the Milkman Light Collection

Mr. Hollinger drew attention to the zoning regulation re outdoor lighting in residential districts that states “*all exterior lighting shall be shielded and aimed so that the lamps (bulbs) or other light sources cannot be seen from beyond the property served*.” Mr. Hollinger asked if the flood lights were going on the barn and Mr. Green replied “yes” and they would be well buffered. Mr. Hollinger suggested that Mr. Slack check with the Zoning Department.

Mr. Hollinger asked if there were any questions or comments and there were none.

MOTION: To close the public hearing for a COA/Randall Slack/9 Sunny Ridge Road/outdoor lighting. By Ms. Van Tartwijk, seconded by Ms. Averill, passed 5 to 0.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington CT

D. Application for COA/Randall Slack/9 Sunny Ridge/Privacy Fence

The applicant’s representative, Mr. Raymond Ranieri, failed to appear for his scheduled public hearing. Therefore, there was no representative to provide information, photos, material samples, and sketches or to answer questions by the commissioners in order to help the commissioners make an informed decision.

MOTION: To close the public hearing on the Application for a COA/Randall Slack/9 Sunny

Ridge/privacy fence. By Ms. Woodroofe, seconded by Ms. Van Tartwijk, Passed 5 to 0.

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1. Pending Business

REGULAR MEETING

1. Regular Business
2. Call to order
3. Seating of members, alternates
4. Application for COA/Gunn Memorial Library/Museum/5 Wykeham Rd/generator

There were no further questions or comments from the Commissioners.

MOTION: To approve the Application for a COAGunn Memorial Library Museum*,*

5 Wykeham Road, for the installation of a Kohler 20RESA generator per the submitted Project Description dated April 27, 2018, specification document entitled *Proposed Generator Location* and submitted generator location photos. By Mr. Rimsky, seconded by Ms. Averill, passed

5 to 0.

1. Application for COA/Randall Slack/9 Sunny Ridge Road/new HVAC system

There were no further questions or comments from the Commissioners.

MOTION: To approve the application for a Certificate of Appropriateness submitted by Randall Slack/

9 Sunny Ridge Road/installation of a new HVAC system per the plans and photos submitted**:**

-Payne Heating and Cooling HVAC brochures

- Main floor plan dated April 16, 2018 – Page 1

- Second floor plan dated April 16, 2018 – Page 2

- Exterior photo of the house showing location

 By Mr. Rimsky, seconded by Ms. Averill, passed 5 to 0.

1. Application for COA Randall Slack/9 Sunny Ridge/Outdoor lighting

Members reviewed the photos and specifications for the Milkman Lighting Collection and commented that this collection would be appropriate.

MOTION: To approve the application for a Certificate of Appropriateness submitted by Randall Slack, 9 Sunny Ridge Road for a wall mounted light over the barn door per the submitted specification sheet entitled *Warehouse Shade Collection H-15114 Hi-Lite Mfg., Inc.,* per the submitted three images of the Milkman Light Collection and the submitted site plan with mark ups of lighting locations. By Mr. Hollinger, seconded by Ms. Woodroofe, passed 5 to 0.

MOTION: To deny the application for a COA/Randall Slack/9 Sunny Ridge/double flood light for patio, north side of barn. By Mr. Hollinger, seconded by Ms. Woodroofe, passed 5 to 0.

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1. Pending Business

D Application for COA/Randall Slack/9 Sunny Ridge/Privacy Fence

The applicant’s representative, Mr. Raymond Ranieri, failed to appear for his scheduled public hearing. Therefore there was no representative to provide information, specifications, material samples, and sketches or to answer questions by the commissioners in order for the commissioners to make an informed decision.

MOTION: To deny without prejudice the application for a Certificate of Appropriateness

 submitted by Randall Slack, 9 Sunny Ridge Road, for a privacy fence.

 By Mr. Hollinger, seconded by Ms. Van Tartwijk, passed 5 to 0.

1. Consideration of the Minutes April 16, 2018

The commissioners reviewed the April 16, 2018 meeting minutes and there were no corrections.

MOTION: To approve the April 16, 2018 HDC meeting minutes as written. By Ms. Woodroofe, seconded by Mr. Rimsky, passed 5 to 0.

1. Other Business
2. Delay of Demolition Report – Bill Fairbairn

Mr. Hollinger provided a recap of Mr. Fairbairn’s Report on Delay of Demolition**:**

Mr. Fairbairn reported that he spoke with Atty. David Miles regarding the structure of the Delay of Demolition ordinance. They have discussed and will be finalizing something to show to the Selectmen by the end of the summer. They would have to agree to call a special town meeting to adopt or decline this ordinance.

Mr. Fairbairn remarked that there is a balance that needs to be struck because the HDC should anticipate some resistance at a t own meeting. There are political sensitivities to be aware of on a number of levels.

The Commissioners agreed that the presentation is very important but that in emphasizing that, in the long run, this type of ordinance is really a protection for homeowners, regardless of the need to protect historic properties from being wantonly demolished. .It was noted that had happened as recently as four years ago on Old North Road at a Rossiter designed home. It was reiterated that this idea was proposed and was adopted in a 2014 Planning Commission Report. The Commission is concerned about the future of hundreds of buildings in town that are in jeopardy.

1. Discussion – Expansion of Historic Districts

Mr. Hollinger provided a recap on the discussion about the expansion of the number of historic districts in town

Mr. Hollinger opened the discussion by saying that while the commission may have an interest in seeing new historic districts being created, by statute the Commission cannot initiate the request. However, there is one exception and that is, if the Commission would like to see the expansion of an existing historic district the HDC can approach the town officers with the suggestion. In this case, there was discussion about the feasibility of trying to expand the Washington Green district to include the homes on Ferry Bridge Road up to the home known as Rock Gate. Additional conversations revolved around the need to ascertain the feelings of the homeowners on Ferry Bridge.

On the topic of having portions of New Preston and New Preston Hill become an historic district, the Commission again cannot initiate the concept but could work with interested citizens to guide them into the process. The same would be true with adding portions of Nettleton Hollow. Again, the issue of creating a balance would need to speak to the advantages of such a designation.

1. Adjournment

MOTION: To adjourn. By Ms. Boyer, seconded by Ms. Averill, passed 4 to 0.

Mr. Hollinger adjourned the meeting at 7:30 PM.

 Submitted subject to approval,

 Janice Roberti, Historic District Commission Clerk June 1, 2018

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