

January 9, 2006

MEMBERS PRESENT: Mr. Arturi, Mr. Chute, Mrs. Picton, Mr. Talbot

MEMBERS ABSENT: Mr. Smith

ALTERNATES PRESENT: Mrs. Boyer

ALTERNATES ABSENT: Mrs. Rives

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Connolly, Ms. Canning

PUBLIC HEARING

Connolly /86 Calhoun Street /Install solar panels

In the absence of a Chairman or Vice Chairman, the Secretary, Mr. Talbot, asked Mr. Arturi if he would conduct the meeting. Mr. Arturi agreed.

Mr. Arturi opened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness submitted 12/21/05 by David Connolly to install solar panels. He read the legal notice which appeared in **Voices** on 1/1/06. Mr. Arturi seated the members and seated Alternate Boyer for Mr. Smith. Mr. Connolly was present.

Mr. Connolly brought a solar panel so the members could have an idea of the panel size. He also brought a sample of the holder that attaches the panel to the roof. In addition, he submitted some photos showing what the panels will look like.

Mr. Arturi asked if the panels will be on both sides of the roof. No, only on one side. Mrs. Picton asked how many panels. There will be two rows of 14; a total of 28 panels. Mr. Arturi said it would be helpful if the Commission could have a better idea of how the panels are going to look after installation on the house. Mrs. Picton asked if the panels will be in a continuous row. Yes, there will be no gaps. Mr. Talbot asked if the panels will be mounted right on the ridge. Yes, in order to maximize the efficiency of the system. Mrs. Boyer asked if the roof vents would be affected. Mr. Talbot asked Mr. Connolly if he intends to add more panels in the future. Perhaps.

Mr. Talbot noted that, in his letter to Mr. Connolly (dated 11/15/05), he had asked for a roof section showing the size and configuration of the system. In addition, he asked for a drawing showing the profile of the panels and mounting detail. These are needed to make the file complete. Mr. Connolly replied mounting instructions are in the manufacturer's specs in the file. Mr. Talbot said he thought there would be a drawing showing mounting detail and flashing on the roof ridge in order to get an accurate depiction of whether the panels will stick up over the ridge. He thinks they will. Mr. Talbot went on to explain that the Commission needs to confirm that the roof is an appropriate location for the system. He asked Mr. Connolly if there is any other possible location. No, because the solar panels have to be in a location where they are in the sun at least 75% of the time. These panels will be in sun 97% of the time. Mr. Talbot asked about the life of the panels. They will last about 25 years.

Mr. Arturi read from the State Statutes where it states that no application for C of A for a solar energy system shall be denied unless HDC finds that it cannot be installed without substantially impairing the historic character and appearance of the district. Mr. Talbot stated that's what the members are trying to find out.

Mr. Connolly said he wants the appearance to be acceptable as well, and intends to put on a new roof. Mrs. Boyer asked what kind of roof. Mr. Connolly said he will match it as closely as possible to the

present roof. Mrs. Boyer asked if all the cables for the solar panels are internal. Yes, the cables will not be visible. Mr. Arturi noted the panels will be seen upon entering the district. Mr. Talbot agreed, they will be very prominent.

Mr. Talbot asked if the panels reflect quite a bit. Mr. Connolly said they are designed to be non-reflective. Mr. Talbot asked if he had considered the solar shingles which they had discussed previously. Mr. Connolly said they are not as efficient as the panels, they are more costly and do not qualify for a rebate. Mr. Talbot noted that in an historic district the solar shingles would be a viable alternative.

Mrs. Picton asked if there were other sizes of solar panels so they would not have to stick up above the ridge line. Mrs. Boyer wondered if the panels could just be rearranged.

Mr. Arturi said normally, with other applications, the members have drawings that show how a structure will look after an architectural feature is added and we don't have a sense of that here. Mr. Talbot said that is why he listed in his letter items needed for a complete application. It will help the Commission and the public get a better idea of what the Connolly house will look like as they drive into the historic district from the south. Since the panels will be higher than the roof line, a drawing will be required showing what will be visible from the north. Mr. Talbot pointed out the back of the panels is lighter than the front and will be seen over the roof line. Mr. Chute suggested the backs of the panels could be colored dark to blend in better.

Mr. Connolly asked exactly what the Commission wants him to bring next time. Mr. Arturi said what he would like to see is how the house is going to look to someone driving into Calhoun Street; either a photo taken from the road or a drawing with the solar panels shown on it. Also, if the panels are going to be visible from the north side, a drawing will be needed of that as well. Mr. Arturi pointed out that the six inch gap between the roof and the solar panels will be visible from the road and should be included in the drawing.

Mr. Connolly asked if the drawings need to be done by an architect. Mr. Talbot said the drawings need to be to scale, but not necessarily by an architect. A rendition of what is visible from the public way on both sides. Also, a drawing of the end elevation showing the slope of the existing roof and the slope of the panels and where the panels are going to be mounted relative to the ridge. Mr. Chute reminded Mr. Connolly that he has three sides to public view.

Mr. Talbot commented that if the members have to approve this, he would rather see something that would look like a skylight, or a long linear object like a ridge cap, which would go over the top and down the other side.

Mr. Arturi said he did not have much difficulty with this, but the application needs to reflect what it will look like when installed.

Mr. Connolly asked Mr. Arturi to read from the State Statutes again:

"No application for a certificate of appropriateness for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources shall be denied unless the commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. A certificate of appropriateness for such a feature may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness".

Mr. Talbot noted HDC does not have a lot to say about the installation of solar panels, but more information is needed. Mrs. Boyer remarked it is important to have everything as precise as possible, not

just for Mr. Connolly, but for the next applicant who comes along.

MOTION: To continue the Public Hearing until the next regularly scheduled meeting on February 13, 2006, to consider the application for Certificate of Appropriateness submitted by David Connolly, 86 Calhoun Street, to install solar panels on the roof of his house. By Mrs. Boyer, seconded by Mr. Chute and passed 5-0.

Mr. Arturi continued the Public Hearing at approximately 8:15PM

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

REGULAR MEETING

Mr. Arturi called the meeting to order at 8:17PM, seated the members and seated Alternate Boyer for Mr. Smith.

Pending Business

Connolly /86 Calhoun Street /Install solar panels.

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Consideration of the Minutes

MOTION: To accept the 12/19/05 minutes as amended:

Pg.3, Par.4, Line 7;a vinyl **sided** house

By Mr. Talbot, seconded by Mrs. Boyer and passed 5-0.

Other Business

A. Wodke /81 Green Hill Road /remove shutters.

Mr. and Mrs. Wodke are considering removing the shutters from their house when it is painted in the spring. The Commission agreed they will need to submit an application and come to a Public Hearing.

B. Election of Officers. After a brief discussion, Mr. Arturi agreed to serve as chairman, Mrs. Picton as vice chair and Mr. Talbot will serve again as secretary.

MOTION: To elect the following slate of Historic District Commission officers for 2006: Mr. Arturi - Chairman, Mrs. Picton - Vice Chairman and Mr. Talbot - Secretary. By Mr. Chute, seconded by Mrs. Boyer and passed 5-0.

Mr. Arturi will e-mail to all members a list of thoughts sent to him by Mrs. Boyer which might help make the application process easier.

MOTION: To adjourn the meeting. By Mr. Talbot.

Mr. Arturi adjourned the meeting at 8:40PM.

FILED SUBJECT TO APPROVAL

Respectively Submitted,

Martha T. Shade, Clerk