

December 19, 2011

MEMBERS PRESENT: Mrs. Boyer, Mr. Chute, Ms. Gilchrist, Mr. Kerr, Mr. Smith

ALTERNATES PRESENT: Mr. Hollinger, Mrs. Mills

ALTERNATES ABSENT: Mr. Krimsky

STAFF PRESENT: Mrs. Shade

REGULAR MEETING

Ms. Gilchrist called the meeting to order at 7:44PM and seated the members.

Consideration of the Minutes

MOTION:

To accept the 11/21/11 minutes as written.

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

Other Business

Library Lights.

Ms. Gilchrist said it is her understanding that the Library has not filed an application for outdoor lighting approval since they came for an informal discussion on 8/15/11 and yet they have installed some low canister lights and two lights in a tree by the entry way. Mrs. Boyer remarked that the last canister light is very visible from Route 47. Ms. Gilchrist took issue with the fact that they have gone ahead without any consultation with HDC. Mrs. Mills noted that Mr. Pleasants (at the informal discussion) had said they would put up something temporary and come back to the commission. Mrs. Boyer said the problem is that all the old lighting was taken out before they had permission to install any new lighting. Mr. Chute said the Library needs to come in with an application. All agreed. The members agreed that the Library is rightly concerned with the safety of their patrons, but they have made changes that are not part of a formal application. Ms. Gilchrist said she would write a letter asking them to come back.

Walkway at Congregational Church.

The members looked at photos of the walkway taken recently by Mrs. Boyer, along with drawing #D100 by Halper Owens Architects submitted at the 4/18/11 meeting. Mr. Smith said the commission needs to point out to them that the plan included steps. Mrs. Mills said they should have notified HDC of the change. Ms. Gilchrist said she spoke with Mr. Werkhoven and he told her they did not need the steps after all. Mr. Hollinger pointed out that there is really no place for steps due to the slope. He said the Church should send the commission a letter for the record explaining why they made the change. The plan and the photos also show a pattern in the walkway rather than the stones being straight. Mr. Hollinger suggested maybe there is an engineering reason why they changed the pattern on the walkway due to the fact that the walk is on a grade and they are less likely to slip.

Generators.

Ms. Gilchrist read from a notice written by Michael Ajello, ZEO to the Zoning Commission. In the notice Mr. Ajello stated that with the recent extended power outages it has become apparent that generators require open-air locations and he will suspend enforcement of the requirement that generators “be surrounded by a 6ft high stockade type fence or an equivalent sound deflecting structure.” Mrs. Boyer suggested the commission needs to discuss and decide what HDC means by “screening” and types of fencing which would be acceptable; lattice, picket, etc. Also, how much opening would be necessary to be safe because HDC is concerned with visibility from the road. The members discussed the possibility of meeting with Mr. Ajello at the January meeting.

MOTION:

To include for discussion items not posted on the Agenda:

a.) Welcome letter for new residents.

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

Welcome letter for new residents.

The members read the letter. Mrs. Boyer commented that there should be something in the letter about the applicant being required to come back to the commission if they are considering any changes to the C of A issued to them. After some discussion, it was decided to add a sentence to the letter that accompanies the C of A, stating deviations are not permitted. It was decided by the commission that in the future, all welcome letters will be sent out certified return receipt.

Mr. Hollinger commented on the fact that in all of the historic districts there are two major construction sites and they are both on Calhoun Street. Mr. Smith agreed and said the commission members need to organize themselves and watch what people are doing. All agreed. Mrs. Boyer said photos of the districts need to be taken again. Mrs. Boyer asked a hypothetical question: If someone has a C of A with a violation – can HDC refuse to consider any additional C of A's? In addition, can HDC hold up a Certificate of Occupancy from the Building Official until the violation is corrected?

HDC Calendar for 2012.

MOTION:

To approve the HDC Calendar for 2012.

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

MOTION:

To adjourn the meeting. By Mr. Chute.

Ms. Gilchrist adjourned the meeting at 8:45PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Clerk