

February 9, 2009

7:30PM, Land Use Meeting Room

MEMBERS PRESENT: Ms. Gilchrist, Mr. Smith, Mr. Talbot

MEMBERS ABSENT: Mr. Chute, Mr. Kerr

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Mills

ALTERNATES ABSENT: Mr. Tilden

STAFF PRESENT: Mrs. Shade

REGULAR MEETING

Ms. Gilchrist called the meeting to order at 7:35PM. She seated the members and Alternate Boyer for Mr. Chute and Alternate Mills for Mr. Kerr.

Consideration of the Minutes

MOTION: To accept the 1/12/08 minutes as amended:

Pg.3, Par.6, Line 1;Hearing at 8:05PM to.....

Pg.4, Par.1, Line 3;back an additional 8ft.....

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

Correspondence

A. James, 175 Calhoun Street.

Ms. Gilchrist read a letter dated 1/23/09 from Mr. James to the Zoning Enforcement Officer, Mike Ajello. He stated that he would contact Mr. Ajello when he returns to town. Mr. Talbot said that the ZEO is looking into this on behalf of Zoning because the Zoning Regs do not allow this type of lighting in a residential district. In addition, the Building Department requires an electrical permit and one was never applied for. The members looked at the photos(marked Calhoun Street 2/1/09) taken at night by Mr. Talbot. Mrs. Boyer asked where HDC fits in – she suggested that the ZEO should also tell Mr. James that in addition to Zoning, he also needs to come to Historic. Mr. Talbot told the members that Mr. Ajello will point out to the owner that he not only needs Zoning and Building approval, but Historic as well. Mrs. Mills pointed out there is also lighting in trees behind the Williams house, 87 Calhoun Street and the Klemm house, 11 Ives Road. The Commission agreed that some lighting, when people are entertaining, is ok, but all of these lights are not appropriate. They change the character of the neighborhood.

B. Ann Khouri Bass, 75 Green Hill Road.

Ms. Gilchrist read the 1/19/09 letter from Mrs. Bass stating they would like to meet with the Commission at the March 16 meeting to discuss their progress. Mrs. Boyer wondered about the black material on the window in front – it looks like metal. Mr. Talbot said in his last conversation with Mrs. Bass, she told him they had to start working on the interior of the house because it was so damaged.

Other Business

St. John's Episcopal Church /lighted sign.

The members looked at the photos taken by Mrs. Boyer of the sign. She said she took these pictures because they did not come to HDC and when you drive on Green Hill Road in either direction at night, the lights on the sign shine directly into your eyes. They never had a light on the previous sign. The lights are a safety hazard. The Zoning Enforcement Officer wrote a letter to the Pastor. The files will be

researched to see if there is a picture of the previous sign. Mrs. Boyer said they need to be told that they are in an historic district and they need to come to HDC before they change anything.

Petition To Zoning Commission.

The members discussed Mr. Talbot's petition regarding heights of buildings in historic districts. Mr. Talbot noted that the research he did has shown that the way the Regulations are written regarding scale and mass are enough to keep buildings low as well as to keep them the appropriate size. He said he does not want to over-regulate something the Commission already has pretty good control over. Mr. Talbot said when he wrote the petition he did not realize Zoning had to act within 90 days. In addition, he wondered if this change in the Zoning Regulations would disallow buildings in a historic district that would not be visible from a public way. He commented that would not be fair and was not the intent. Mr. Talbot said he thought they should chalk up this effort as having been worthwhile and useful. Now that these buildings are documented, the end result of this work is that we can lay these drawings over applications to see what is appropriate or not. Mrs. Boyer asked if applicants should be asked for scale drawings. Mr. Talbot replied he could request them in his review if needed. Mr. Smith asked if HDC should make the Guidelines more specific. Mr. Talbot said he thought they were specific enough. Ms. Gilchrist noted that what Mr. Talbot has done in measuring and making these drawings is the best possible supplement to the Regulations. Having the drawings allows the Commission to legitimately compare new applications with existing houses in the districts without just relying on memory or impressions. Mr. Talbot confirmed that these drawings were all taken from existing files in the three historic districts. After some further discussion, Mr. Talbot said he would withdraw the petition at the next Zoning meeting. The members discussed the need to work more closely with the other Commissions. Mrs. Boyer said other Commissions should be reminded that HDC also has a say in the final approval of an application. This should also apply to driveways.

Election of Officers is postponed until the March meeting.

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

Ms. Gilchrist adjourned the meeting at 9:30PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade, Clerk