

May 16, 2011

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

ALTERNATES PRESENT: Mr. Hollinger and Mr. Krinsky

ALTERNATES ABSENT: Mrs. Mills

STAFF PRESENT: Mrs. Shade

REGULAR MEETING

Ms. Gilchrist called the meeting to order at 7:35PM and seated the members.

Consideration of the Minutes

MOTION:

To approve the 4/18/11 minutes as written.

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

MOTION:

To include for discussion under Other Business:

- a. Stonewalls being built without permits at 175 Calhoun Street.
- b. b. How to inform HDC when a property has changed owners.
- c. By Mrs. Boyer, seconded by Mr. Smith and passed 5-0.

175 Calhoun Street.

Mrs. Mills sent an e-mail to the members informing them that the new owners at 175 Calhoun Street are building a stone wall which is very visible from the road. Mrs. Boyer stated she had driven up to see the area and said she thinks there are two large stone walls. Mr. Chute said the fences are way back by the house. One stone wall hides the garage extension. The other is extended with a wooden fence. The Zoning Enforcement Officer will be asked to check this out.

Mr. Krinsky asked if it was HDC policy to require photos when changes are made to a façade. Ms. Gilchrist replied that the commission does not always require photos but they strongly suggest that applicants submit photos of existing conditions. Mrs. Boyer suggested when a project is finished photos should be taken for the record. She added, the photos would also tell the commission whether the project was completed within one year. Mr. Kerr commented that the commission loses its jurisdiction after the C of A is granted. He suggested a photo of the finished project could be noted as a condition in the CofA. The members discussed the wording: for example, the condition of approval could be worded as ".....Upon completion notify the commission that the work is finished and a commissioner will take photos from the public way for the record....." It can be decided at the meeting whether commissioner or applicant will take the photos.

Mr. Smith said he thinks what the commission wants is a way to make sure that applicants are on board with what HDC requires. He commented that the members can make a lot of rules or they can make contact. He thinks in the long run, the commission should have more contact with applicants and stay in touch to see if the job is being done the way it was proposed. Mr. Hollinger agreed. While the work is in progress, HDC should be more engaged. Ms. Gilchrist asked if it should be a commissioner or someone from the district to stay in contact with the applicants. Mr. Smith thought the commission should talk

about this again another time. He noted that this would be implementing a type of system HDC has never done before. Mr. Hollinger said it is almost like the site inspections done by the Inland-Wetlands Commission.

HDC needs to know when properties in the three districts change hands.

Mrs. Boyer wondered if the commission could work with the Assessor, Barbara Johnson, to let them know when someone purchases a house in one of the historic districts. She said she would be willing to talk with the Assessor on behalf of the commission. People need to know if they are buying a house in an historic district and they are not always told by their real estate agent. Mrs. Boyer also remarked that times have changed and people have changed and so have their attitudes. Mr. Smith wondered if attitudes would be different if, from the very beginning, HDC had more contact with new people so they would be more aware of what they are buying into.

Mr. Chute asked Mrs. Shade if she wrote a letter to The Gunnery about repairs being done to the Cottage on The Green. It was not done. This discussion should be added to the Agenda.

MOTION:

To include for discussion under Other Business, Repairs by The Gunnery to the “Cottage” on The Green. By Mrs. Boyer, seconded by Mr. Smith and passed 5-0.

Repairs to Cottage.

Mr. Hollinger told the members that repairs being done to the Cottage are “in-kind” repairs and The Gunnery will be sending a letter to that effect.

The commissioners briefly discussed the sidewalks and road repairs on The Green by the Congregational Church. It was determined that applications are not required for roads and sidewalks. In addition, sidewalks are shown on the approved plans.

MOTION: To adjourn the meeting. By Ms. Gilchrist.

Ms. Gilchrist adjourned the meeting at 8:38PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade, Clerk