

Historic District Commission  
June 9, 2008 – Regular Meeting  
Town Hall – Room #1  
127 Norwich Avenue

**MEMBERS PRESENT:** Vice Chairman Ellen Sharon, Robert Kvederas, Peter Chesnes, Nancy Anderson  
Alternate Janice Adams; Zoning Enforcement Officer Craig Grimord; Board of  
Selectman Liaison Rosemary Coyle.

**MEMBERS ABSENT:** Chairman Deborah Hayn.

**1. CALL TO ORDER.**

Vice Chairman Sharon called this Regular Meeting to order at 7:02 p.m.

**2. ADDITIONS.**

**Motion by:** N. Anderson

to add Update on School for Colored Children and Sign Posts under Old Business.

**Second by:** R. Kvederas.

**Vote:** Unanimous.

**3. MINUTES OF PREVIOUS MEETING.**

**A. Minutes of May 12, 2008, Regular Meeting.**

**Motion by:** P. Chesnes

to waive reading of the minutes.

**Second by:** N. Anderson.

**Vote:** Unanimous.

**Motion by:** R. Kvederas

to approve the minutes of the May 12, 2008 meeting as read.

**Second by:** N. Anderson.

**Vote:** Unanimous to approve.

**4. FIVE MINUTE SESSION FOR THE PUBLIC.**

No comments received.

**5. PUBLIC HEARINGS.**

The legal notice for the following Public Hearing appeared in The Hartford Courant on May 7, 2008.

- A. HDC #08-003 – 156 South Main Street** – Map #12, Lot #032, David Scott, Owner, Gary Sousa, Applicant, Application for a Certificate of Appropriateness for property located within the Historic Preservation Overlay Zone to construct a 2,000 square foot addition to the rear of the building and reverse the rear parking lot. (Continuation of public Hearing opened on May 12, 2008).

Chairman Sbaron continued this Public Hearing at 7:04 p.m. with voting members E. Sharon, R. Kvederas, P. Chesnes and J. Adams.

Record items for this application:

- A. Application for Certificate of Appropriateness dated April 29, 2008;
- B. Copy of plot plan showing area of proposed addition, entitled 'by Smith Design Associates, Herb (Buddy) Smith Jr. 161 Buckingham Street, Waterbury, CT 06710';
- C. Copy of design of proposed addition entitled 'by Smith Design Associates, Herb (Buddy) Smith, Jr. 161 Buckingham Street, Waterbury, CT 06710';
- D. Copy of landscaping plan, entitled "Scott & Scott, LLC, 156 Main Street, Colchester, CT , Lee A. Kirklewski, Landscape Designer, LLC";
- E. Copy of letter from C. Grimord, Assistant Planner/Zoning Enforcement Officer, dated April 30, 2008, to Gary Sousa, Quality Building, LLC;
- F. Copy of Legal Advertisement printed in The Hartford Courant on May 7, 2008;
- G. Site Plan dated April 28, , 2008 by Dutch and Associates;

- H. Page 1, first floor plan dated March 23, 2006 revised to May 21, 2008 by B. Smith Design Associates;
- I. Proposed additions-interior space and furniture layout, Sheets 1 and 2, dated March 26, 2008 by B. Smith Design Associates;
- J. Letter dated May 12, 2008 from David R. Scott granting Gary Sousa authority to act on behalf of Phinjack, LLC;
- K. Elevations for the proposed office addition dated May 28, 2008 by B. Smith Design Associates;
- L. Letter to Bill Brewster from C. Grimord dated May 28, 2008;
- M. Black and white photographs of the existing structure from various angles;
- N. Letter from Brewster Architects, LLC dated June 9, 2008, Architectural Review of the proposal;
- O. Staff memo dated May 12, 2008 for C. Grimord, Assistant Planner/Zoning Enforcement Officer.

The Commission members took a moment to review the letter from Brewster Architects, LLC.

Vice Chairman Sharon asked the applicant Gary Sousa to explain the revised elevations. The Commission members reviewed the submitted plans and comments from the architectural review as they pertained to the building. The roof will be architectural asphalt shingles matching the existing roof. The stucco surface proposed will be replaced with

No additional lighting is proposed for the parking lot. Two large trees will be saved. The dumpster area must comply with zoning regulations, a stone surface is proposed for the parking lot with wood wheel stops (if wheel stops are used), the chimney will stay.

The Commission wants to see gutter placement prior to installation, drainage information, a list of plantings for the landscaping; the mechanicals location was reviewed and several locations proposed.

Vice Chairman Sharon asked if anyone else wished to speak in favor, hearing no one, asked if anyone would like to speak in opposition. No one came forward.

**Motion by:** R. Kvederas  
to close the Public Hearing.

**Second by:** J. Adams.

**Vote:** Unanimous. Time: 7:45 p.m.

**Motion by:** R. Kvederas  
to approve Application **HDC#08-003** for David Scott, Owner, Gary Sousa, Applicant, for a Certificate of Appropriateness for 156 South Main Street, to construct a 2,000 square foot addition to the rear of the building and reverse the rear parking lot with the following modifications and conditions:

1. The elliptical window on the south elevation over the entrance to be removed or simplified or left out entirely;
2. Proposed light fixtures be Colonial or Greek Revival style approved by the Commission;
3. The roof will be architectural asphalt shingles;
4. Clapboard siding will be used, no stucco;
5. Dental molding to be used on the house trimboards, not the window trimboards;
6. Ground level to be finished in flush vertical clapboards, no lattice;
7. The north elevation remains as proposed without the metal roof or stucco;
8. Mechanicals - four proposed locations have been approved for the three air conditioning units each to be screened with landscaping; a) behind the curve of the porch on the south elevation, b) on the north elevation behind the

- existing bay window, or, c) on the north elevation behind the proposed bay window, d) the northwest corner at the rear of the building;
9. Dumpster location is approved at end of parking area at turnaround to be fenced with wood and according to Zoning Regulations;
  10. Chimney to remain;
  11. Buried propane gas tank located to the rear;
  12. The parking area to be crushed stone and if wheel stops are used, they are to be of wood; if the Building Code requires a third handicapped place, an existing proposed parking place may be used;
  13. No vinyl proposed nor approved for use;
  14. Conditions - the following will be brought under a separate application:
    - a. Provide Brewster Architects, LLC with revised elevations and additional information/clarification as requested.
    - b. The gutters and leaders are not included in this application and details are to be brought back to the Commission;
    - c. Final landscaping list and plan to be provided;
    - d. Proposed lighting fixtures.

**Second by:** J. Adams  
**Vote:** Unanimous.

**6. PENDING APPLICATIONS.**

None at this time.

**7. NEW APPLICATIONS.**

None.

**8. OLD BUSINESS.**

**A. School for Colored Children.**

J. Adams has been asked to open the Schoolhouse for the Juneteenth Celebration this month but they did not give her a firm date.

A Boy Scout has approached R. Kvederas regarding an Eagle Scout project to refurbish the School. It was noted that Carefree Buildings graciously replaced the clapboards on their own.

Chairman Sharon stated it is difficult for this Commission to man the School when it is open and asked Selectman Coyle if she would give a proposal to the Board of Selectmen regarding the maintenance and oversight of the School for Colored Children.

R. Coyle said she would present the idea to the BOS and would like someone from the Commission to attend a BOS meeting to relate the history of the building.

**Motion by:** N. Anderson  
to approve opening the Schoolhouse for the Juneteenth Celebration.

**Second by:** P. Chesnes.

**Vote:** Unanimous.

**B. Signposts.**

R. Kvederas said the signposts should be completed this weekend if the weather cooperates.

**9. NEW BUSINESS.**

No new business.

**10. COMMUNICATIONS.**

No communications received.

**11. ZONING ENFORCEMENT OFFICER'S REPORT.**

C. Grimord stated he expects an application for the NuNu's sign soon, he has asked that the temporary sign at 11 Hayward Avenue be removed. The tenant is not being cooperative. Two buildings in the Historic Preservation Overlay Zone (HPOZ) are being proposed for demolition, one may possibly be moved. The State would like to close down Stebbins Road and the Federated Church would like to expand their parking. A new application is being prepared for Dunkin Donuts on Linwood Avenue and a change of designation of a piece of property in the HPOZ is being sought.

**12. ADJOURNMENT.**

**Motion by:** J. Adams  
to adjourn this meeting.

**Second by:** R. Kvederas.

**Vote:** Unanimous.

Vice Chairman Sharon adjourned the meeting at 8:29 p.m.

Respectfully submitted,

Mary Jane Slade  
Clerk