

Historic District Commission  
November 19, 2007 – Regular Meeting  
Room B – Cragin Memorial Library  
Linwood Avenue

**MEMBERS PRESENT:** Chairman Deborah Hayn, Robert Kvederas, Irving Plotkin, Ellen Sharon,  
Nancy Anderson, Alternate Peter Chesnes; Board of Selectmen Liaison  
Rosemary Coyle.

**MEMBERS ABSENT:** Alternates Janice Adams.

**OTHERS PRESENT:** First Selectman Linda Hodge., Rosalind Plotkin, Town Planner Adam Turner.

**1. CALL TO ORDER.**

Chairman Hayn called this Regular Meeting to order at 7:36 p.m.

**2. PRESENTATION OF APPRECIATION CERTIFICATE.**

Chairman Hayn presented Irving Plotkin with a Certificate of Appreciation for 15 years of service to the Historic District Commission. Selectman Hodge presented I. Plotkin with a letter from the Selectmen regretfully accepting his resignation and presented a Certificate in recognition of Mr. Plotkin's years of service.

Mr. Plotkin spoke of 100 years of family history in Colchester and his involvement with the Commission. After a brief break the meeting was called back to order at 7:49 p.m.

**3. MINUTES OF PREVIOUS MEETING.**

A. Minutes of October 15, 2007 Meeting.

**Motion by:** E. Sharon

to approve the minutes of the October 15, 2007 meeting as read.

**Second by:** R. Kvederas.

**Vote:** Unanimous to approve.

**4. ADDITIONS.**

No additions to the agenda were proposed.

**5. CITIZEN COMMENTS.**

No comments received.

**6. PUBLIC HEARINGS.**

- A. **HDC #07-35 – David McElroy, 63 Hayward Avenue, Application for a Certificate of Appropriateness to demolish rear section of building currently used for storage and replace with living space. Build a two-car garage of same style on property replacing a garage that was demolished twenty (20) years ago.**

This Public Hearing was opened at 7:50 p.m. with Chairman Hayn reading the legal notice as it appeared in The Rivereast on November 9, 2007.

Voting members for this application are D. Hayn, E. Sharon, N. Anderson, I. Plotkin, R. Kvederas.

Record items are as follows:

- A. A drawing of the existing and proposed building design with elevations, photos attached.

Chairman Hayn asked the applicant to present his information.

NANCY A. BRAY  
TOWN CLERK

*Nancy A. Bray*

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COLCHESTER, CT

David McElroy, 63 Hayward Avenue, reviewed Exhibit "A" explaining that the proposed 24'x24' garage will be built in approximately the same location as one that appears in a photo from 20 years ago. The existing storage area will be replaced with a living space built onto the back of the existing building. It is proposed to have the roofline even with the existing roofline and the line of the proposed addition will be brought out to the existing line of the house.

D. McElroy stated that he is proposing vinyl siding noting that the existing information published by the Historic District Commission listed the house as having aluminum siding, when in fact, it has vinyl siding on the existing structure.

The parking area will remain with no changes. A light is proposed over the new entrance and possibly over the garage door. The left and right sides of the building, as well as the garage door are seen from the street.

Chairman Hayn asked if anyone else would like to speak in favor, or in opposition. No one spoke.

**Motion by:** E. Sharon  
to close the Public Hearing.

**Second by:** N. Anderson.

**Vote:** Unanimous. Time: 8:04 p.m.

**B. HDC #07-36 Jack Faski, 35 Hayward Avenue, Application for a Certificate of Appropriateness for a temporary sign, new parking area, new storm door on porch and gutters on house.**

The legal notice was read earlier and this Public Hearing opened at 8:05 p.m.

Record Items are as follows:

- A. A worksheet/plot plan of the proposed location;
- B. Copy of a page showing various storm doors proposed;
- C. An overall presentation page of all proposed work;
- D. Enlarged worksheet/plot plan of the proposed location;
- E. Two pages of eight (8) photos showing the property fence, trees;
- F. One page of eight (8) photos showing various view of the house;
- G. Sight line worksheet;
- H. Four (4) pages of sign proposal;
- I. Large format plot plan.

Voting members for this application are D. Hayn, E. Sharon, N. Anderson, I. Plotkin, R. Kvederas.

Jack Faski, 35 Hayward Avenue, stated he would like to put a small temporary sign in front of the business. Chairman Hayn stated he would require permission from the Planning and Zoning office for a temporary sign. The proposed permanent sign will be similar to the sign at The Pepper Barn. The signposts will be 4"x 4" poles painted blue, the sign is proposed to be a foam material with Skyview Realty and two or more tenant names with white abackground and blue vinyl letters, parallel to the road, possibly lighted.

J. Faski referred to Item I reviewing the area for parking and noted that the fence and several pine trees will be taken down. The handicapped ramp will be in the back. A stamped concrete walkway is proposed as pictured in Item D. The proposed aluminum storm door noted on Item B has been changed to be the last picture on Item B with a bar in the middle.

At this time the house has no gutters and J. Faski proposes standard gutters on the side and back but not the front until he has time to review other options.

A. Turner asked about rainwater drainage. J. Faski replied the roofer and contractor stated gutters would work.

Chairman Hayn asked for questions or for others to speak in favor or in opposition. No one else came forward.

**Motion by:** E. Sharon  
to close the Public Hearing.

**Second by:** N. Anderson.

**Vote:** Unanimous to close. Time: 8:47 p.m.

**7. NEW BUSINESS.**

**A. 2008 Meeting Schedule.**

The proposed meeting schedule was reviewed and it was noted that the January meeting date needs to be changed due to the Martin Luther King Holiday.

**Motion by:** N. Anderson  
to approve the proposed 2008 meeting calendar with January 21, 2008 as the January meeting date.

**Second by:** E. Sharon.

**Vote:** Unanimous.

Discussion followed on the Public Hearings. E. Sharon stated she is concerned about the proposed living space addition not being true to the original house and also, the scale is dramatically changing the house.

N. Anderson stated that she felt it was 'a lot of building'.

**Motion by:** E. Sharon  
to send this application out for an architectural review.

**Second by:** N. Anderson.

**Vote:** Unanimous.

**Motion by:** E. Sharon  
to hold a Special Meeting on November 26, 2007 to discuss these two applications due to the time constraints this evening.

**Second by:** N. Anderson.

**Vote:** Unanimous.

**8. OLD BUSINESS.**

Items 8, 9 and 10 were not discussed due to the closing time of the Library.

**9. CORRESPONDENCE.**

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

**11. ADJOURNMENT.**

**Motion by:** R. Kvederas  
to adjourn this meeting.

**Second by:** I. Plotkin.

**Vote:** Unanimous.

Chairman Hayn adjourned the meeting at 8:59 p.m.

Respectfully submitted,

Mary Jane Slade  
Clerk