

Historic District Commission
May 12, 2008 – Regular Meeting
Town Hall – Room #1
127 Norwich Avenue

MEMBERS PRESENT: Chairman Deborah Hayn, Ellen Sharon, Robert Kvederas, Peter Chesnes,
Alternate Janice Adams; Zoning Enforcement Officer Craig Grimord.

MEMBERS ABSENT: Nancy Anderson.

1. CALL TO ORDER.

Chairman Hayn called this Regular Meeting to order at 7:05 p.m.

2. ADDITIONS.

Motion by: E. Sharon

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 April 14, 2008, Regular Meeting.

Motion by: E. Sharon

to approve the minutes of the April 14, 2008 meeting with a correction to minute approval, dates should read: "The School for Colored Children will be open on May 5, 6, 7 (rain date 5/09/08)." and a correction to spelling of R. Kvederas.

Second by: R. Kvederas.

Vote: Unanimous to approve by those present.

4. FIVE MINUTE SESSION FOR THE PUBLIC.

No comments received.

5. PUBLIC HEARINGS.

ZEO Grimord read the legal notice for the following Public Hearings as it appeared in The Hartford Courant on May 7, 2008.

A. HDC #08-001 - Jack Faski, Owner/Applicant - 35 Hayward Avenue – Map #16-00, Lot #48,
Application for a Certificate of Appropriateness for property located within Historic Preservation Overlay Zone for a proposed sign, railings on the front steps and a request to revise approved picket fence height.

Chairman Hayn opened the Public Hearing at 7:10 p.m.

The voting members for these applications are: D. Hayn, E. Sharon, R. Kvederas, P. Chesnes, J. Adams.

The record items are as follows:

- A. Application for Certificate of Appropriateness dated April 29, 2008;
- B. Written Statement of Proposal dated April 29, 2008;
- C. Copy of plan entitled "General Scope of Work", Jack Faski, 35 Hayward Avenue, Colchester, CT designed by Home Designs, dated September 20, 2007;
- D. Information regarding sign structure and location including sketch of proposed sign;
- E. Photo of stairs and railing – designated 1A;
- F. Picture of newel for fence and sign post;
- G. Copy of letter from C. Grimord, Assistant Planner/ZEO dated April 29, 2008 to J. Faski;
- H. Copy of approval letter from D. Hayn, Chairman Dated November 28, 2007 for previous application HDC #07-36 to J. Faski;
- I. Copy of legal notice in The Hartford Courant on May 7, 2008.

Jack Faski stated the wrought iron railing he is proposing for the front granite steps is a simple design labled *IA*. J. Faski reviewed the proposed sign that will be wood with a carved number 35 and revised to have two tenants signs below the Skyview Realty main area of the sign rather than three as shown. Dimensions of the sign were reviewed. The sign will not be perpendicular to the road as it would have to be designed on both sides.

ZEO Grimord noted that the zoning regulations and the Historic District Guidelines conflict on the size of the proposed sign.

Lighting specifications are requested. J. Faski said the lighting would be a low wattage one single square box in front of the sign with plantings to cover. The fence is proposed to be 36" high near the house but in the back J. Faski would like to revise that height to 48" for safety and privacy. It is proposed to be a wooden picket fence with finals matching the sign.

Chairman Hayn asked if anyone would like to speak in favor, then in opposition. No one came forward. No further questions from the Commission.

Motion by: E. Sharon
to close the Public Hearing.
Second by: P. Chesnes.
Vote: Unanimous. Time: 7:38 p.m.

Motion by: R. Kvederas
to approve the application with modifications – sign to be 15 feet from pavement, ten feet from property line, fence and railings as requested; sign and lighting to meet the approval of the ZEO through the permit process for location and lighting.
Second by: E. Sharon.
Vote: Unanimous to approve with modifications.

- B. **HDC #08-002 – 68 Linwood Avenue Map #11-00 Lot #41-000- Harold Thompson,** Owner, Jack Sherman, Applicant, Application for a Certificate of Appropriateness for proposed location within Historic Preservation Overlay Zone to establish fenced outdoor patio area with outdoor lighting.

Chairman Hayn opened this Public Hearing at 7:47 p.m. with the same sitting members.

Record items as follows:

- A. Application for Certificate of Appropriateness dated April 11, 2008;
- B. Copy of letter from Harold & Judy Thompson, (property owners) dated April 22, 2008 to J. Paul, LLC, Café Mangia, 68 Linwood Avenue, granting permission to create a seasonal table and service area;
- C. Written Statement of Proposal;
- D. Copy of plot plan showing area to be used for outside patio;
- E. Copy of design of outside patio area;
- F. Copy of map entitled, CT State Highway Department, Right of Way map, Town of Colchester Comstock Bridge-Colchester Road from East Hampton Town Line, easterly to CT Center, Route No. 16, Page 11 of 11, dated January 1936, revised to August 17, 1959;
- G. Copy of picture of Belgard pavers;
- H. Copy of picture of proposed Outdoor "Islander Citronella Planter Lantern";
- I. Copy of picture of proposed aluminum fence;
- J. Copy of letter from C. Grimord, Assistant Planner and Zoning Enforcement Officer, dated April 29, 2008 to Mr. Jason Sherman;
- K. Copy of Legal Notice, ran in The Hartford Courant on May 7, 2008.

Justin Sherman, Owner/Chef, of Café Mangia explained the proposal is to have a cobblestone patio with twelve tables, aluminum fencing, a grilling area with canopy and lighting.

E. Sharon asked if the entire outside area was to be fenced. C. Grimord stated that in the winter this is a snow storage area so the back area must remain accessible. The Liquor Commission requires a fenced area. There will be lighting under the canopy area to allow for cooking but the dining area would have candles.

Discussion followed on the type of fence.

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

Motion by: E. Sharon

to approve the cobblestone patio with canopy and lighting with the stipulation that the hearing be continued to a Special Meeting on May 22, 2008 to allow the applicant time together information for the type of fence.

Second by: P. Chesnes.

Vote: Unanimous.

- C. 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.

Chairman Hayn opened this Public Hearing at 8:24 p.m. with the same sitting members.

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 in The Hartford Courant on May 7, 2008.

Gary Sousa explained that this 2,000 square foot addition would match the front of the existing house. There is a full basement proposed, a chair lift to avoid a handicap ramp, central air units will be in the rear of the house and propane tanks will be buried.

Chairman Hayn stated that this proposal will be sent out for an architectural review.

Chairman Hayn asked for anyone to speak in favor.

Arthur Liverant, owner of business next door to the proposed addition, said he was in favor of any method of saving the house. He stated this is a most prominent property and most recognizable property in Town. He said he has no problem with the addition as long as it does not overpower the size and scope of the original building. A. Liverant suggested a change to the proposed windows facing his property as bay windows are not true to the original period.

Jeannette Tomlinson asked if the proposed use was for offices. She grew up in the house and is pleased something is being done to preserve it.

Chairman Hayn noted that the State of Connecticut had issued a modification ruling to allow the existing staircase to remain in the house due to its historical value.

G. Sousa said they planned to replace an existing inside staircase but will leave the main stairway as is. The existing sign will remain with a name change.

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

Motion by: E. Sharon
to continue the Public Hearing to the next regular meeting.

Second by: R. Kvederas.

Vote: Unanimous.

6. PENDING APPLICATIONS.

None at this time.

7. NEW APPLICATIONS.

None.

8. OLD BUSINESS.

A. School for Colored Children.

J. Adams noted that while opening the Schoolhouse for the third and fourth grade tours, the door is not closing properly. Nancy Anderson, Janice Adams and Michelle Risconi each took a day to open the schoolhouse for the tour.

B. Signposts.

Chairman Hayn said one more sign needs to be painted. R. Kvederas said he is waiting for a sunny day to finish the painting.

9. NEW BUSINESS.

No new business.

10. COMMUNICATIONS.

Jack Faski submitted a letter to the Planning and Zoning Commission and a copy to this Commission requesting consideration be given to mixed use in the R-30A zone. These are generally older and large buildings. J. Faski feels it would be helpful in maintaining the buildings if the uses could be expanded.

11. ZONING ENFORCEMENT OFFICER'S REPORT.

C. Grimord stated he had asked Colchester Chevrolet to remove numerous temporary signs across the front of the property. The 67 Hayward Avenue day care is apparently changing hands and will be changing the sign and The Colchester Bulletin has been asked to remove the signs around Town.

12. ADJOURNMENT.

Motion by: E. Sharon
to adjourn this meeting.

Second by: R. Kvederas.

Vote: Unanimous.

Chairman Hayn adjourned the meeting at 9:43 p.m.

Respectfully submitted,

Mary Jane Slade
Clerk