

Historic District Commission
August 10, 2009 – Regular Meeting
Town Hall – Room #2
127 Norwich Avenue

MEMBERS PRESENT: Chairman Ellen Sharon, Robert Kvederas, Peter Chesnes, Nancy Anderson; Alternates Mike Trocchi, Linda Akerman; ZEO Craig Grimord.

MEMBERS ABSENT: William Beer, Alternate Janice Adams

1. CALL TO ORDER

Chairman Sharon called this Regular Meeting to order at 7:00 p.m.

2. ADDITIONS TO THE AGENDA

No additions were requested.

Chairman Sharon noted the voting members for this evening will be E. Sharon, R. Kvederas, P. Chesnes, J. Adam, and L. Akerman.

3. MINUTES OF PREVIOUS MEETING

A. Minutes of July 13, 2009 Regular Meeting.

Motion by: P. Chesnes
to waive reading of the minutes.

Second by: N. Anderson.

Vote: Unanimous by those present.

Motion by: P. Chesnes
to approve the minutes of July 13, 2009, meeting with a correction to Page 2, Item 5.B., the new publication should be The Colchester Bulletin.

Second by: R. Kvederas.

Vote: Unanimous to approve.

4. FIVE MINUTE SESSION FOR THE PUBLIC

No comments received.

5. PUBLIC HEARINGS

A. HDC #09-002 – 156 South Main Street, Map#14, Lot #32, David Scott Owner, Gary Sousa Applicant. Application for a Certificate of Appropriateness for property located within the Historic District for landscaping, lighting and to modify conditions of previous approval granted on June 9, 2008, associated with the construction of a 2,000 square foot addition to the rear of the building.

Voting members for this application as stated above.

Chairman Sharon opened the Public Hearing at 7:4 p.m. with C. Grimord reading the legal warning as it appeared in The Rivereast Bulletin on July 31, 2009.

Record Items as follows:

- A. HDC application submitted July 28, 2009;
- B. Architectural plans showing elevation views of the proposed finished structure, with lighting detail, 1/8"=1' dated June 1, 2009, revised July 29, 2009 by Smith Designs Associates;
- C. Site plan, three pages, entitled "Site Plan prepared for Quality Building, LLC property of SS Properties Associates 156 South Main Street 1"=20' dated April 28, 2008;
- D. Prepared newspaper ad to The Rivereast Bulletin for the Friday, July 31, 2009 edition;
- E. Tear sheet from the July 31, 2009 edition of The Rivereast Bulletin with the legal ad.

This application for an addition came before the Commission last year and was approved with cedar clapboards on the addition, vertical clapboard on the west side with the stipulation

HANCY A. BRAY
TOWN CLERK

Nancy A. Bray

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that the applicant come back with the proposed lighting, gutter locations and landscaping plan.

Gary Sousa, Applicant, 63 Park Road, stated he had to make material and design changes in the field. The area that was to have vertical clapboard was graded differently that originally proposed leaving little area to place vertical clapboard. Pictures were submitted as Item F.

The cement fiber board is a composite board that is made to look like wood but stands up to the weather. G. Sousa stated he did not know that field changes would be a problem.

The landscape plan was submitted for review. E. Sharon noted that the Commission is looking for a plan with an ability to be maintained and not to distract from the building. The plan calls for shredded pine bark mulch.

The Commission then reviewed the gutter plan and made several suggestions. There are no gutters planned for the front of the building. All downspouts will be turned to the rear.

All lighting fixtures are the same model with one being a post lamp and the others are wall mounts made of black metal.

Chairman Sharon asked for anyone to speak in favor of this application. Attorney Melvin Scott who is associated with this project stated he was grateful for the opportunity given him but he had nothing significant to add. No other persons were in attendance to speak in favor or in opposition.

Motion by: N. Anderson
to close the Public Hearing.

Second by: R. Kvederas.

Vote: Unanimous. Time: 7:43 p.m.

Discussion followed. N. Anderson stated that the Handbook clearly states that synthetic materials are inappropriate. E. Sharon stated that the cement board lacks detail, shadowing, texture and has done an injustice to the building and this material would not have been allowed on the front.

R. Kvederas stated that it does blend in and it is on the new addition. P. Chesnes said while it would not have been allowed on the new section, it is difficult to tell when walking by. L. Akerman added that it is obvious that this is a old addition. E. Sharon read an excerpt from The Connecticut Trust for Historic Preservation concerning fiber cement board.

C. Grimord stated that the Planning and Zoning Commission will hold 10% bond of the landscaping bond amount for two years after the Certificate of Occupancy is issued for replacement of plants due to disease, etc.

Motion by: P. Chesnes
to approve HDC#09-002 156 South Main Street, Map#14, Lot #32, David Scott Owner, Gary Sousa Applicant, request for a Certificate of Appropriateness for landscaping and lighting as submitted, downspout locations as modified on Exhibit B, and to modify the approved vertical siding previous approved to horizontal cement fiber board material on the new addition only.

Second by: R. Kvederas.

Vote: Unanimous.

6. **NEW APPLICATIONS** – None

7. **OLD BUSINESS**

A. **Town Green/Hayward Avenue, trees/power lines discussion and possible action**

Chairman Sharon stated she would like to form a subcommittee to research information to determine a plan of action to bury all power lines within the Historic District.

N. Anderson, L. Akerman, E.Sharon and P. Chesnes volunteered to make up that

subcommittee with their first meeting planned for August 22, 2009, at 3:00 p.m. at E. Sharon' home on South Main Street.

B. Town Sign and Planting Bed Update

The area under the Town of Colchester sign on the South Main Street side of the Town Green will be returned to a grassed area rather than a planting bed. The Parks and Recreation Department will reseed it this fall.

C. Planning and Zoning Commission Request for comments regarding Federated Church site improvements

While the Federated Church is not in the Historic District, it is in the Historic Preservation Overlay Zone. The Planning and Zoning Commission has asked this Commission for comments regarding the proposed site improvements. C. Grimord noted that drainage changes are being made and a revised plan will be necessary.

Discussion followed on the size and scope of the one-way drive area in front of the church. This Commission would like to see as much lawn preserved as possible as this is such a focal point of the downtown area. There is a tremendous amount of proposed landscaping that could be a maintenance problem. The snow storage for the drop off driveway is also a concern. Lighting proposals were reviewed. Contemporary bollards were shown on the plans. More period lighting fixtures and different bollards were discussed. There will be several additional directional signs but the existing church signs will remain the same.

Chairman Sharon will write a letter to Planning and Zoning expressing the concerns discussed. A copy of the letter will be emailed to members before being presented to the P&Z Commission.

D. Map Update – J. Adams.

Janice Adams and E. Sharon have left messages for D. Hayn but have been unable to speak with her regarding the map.

8. NEW BUSINESS

A. Lions' Tree – Town Green

Chairman Sharon spoke with J. Cohen regarding the spruce tree's location on the Town Green and explained that it is not in the correct place and needs to be removed.

9. COMMUNICATIONS

None received.

10. ENFORCEMENT OFFICER'S REPORT

None at this time.

11. ADJOURNMENT.

Motion by: R. Kvederas
to adjourn this meeting.

Second by: P. Chesnes.

Vote: Unanimous.

Chairman Sharon adjourned the meeting at 8:37 p.m.

Respectfully submitted,

Mary Jane Slade
Clerk