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Farmington Historic District Commission

September 19, 2017

Present at this meeting was Chairman Bombara, Commissioners Calciano, Haviland, Holden, Alternate Commissioners Charette, O'Leary and Sanford and Town Planner and Clerk. Chairman Bombara called the meeting to order at 4:00 p.m.

Secretary Calciano read the legal notice into the record.

Alternate Commissioner Charette was appointed to vote on behalf of Commissioner Cox.

PUBLIC HEARING

Robert Schechinger (First Church of Christ) – 75 Main Street

Commissioner Sanford recused himself from this matter.

Application for Temporary Certificate of Appropriateness to replace slate ridge cap with copper ridge cap at 75 Main Street. Mr. Schechinger presented a sample of the copper ridge cap proposed to be used at 75 Main Street and updated the Commissioners on improvements taking place.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 4:08 p.m.

Upon a motion made and seconded (Charette/Calciano) it was unanimously

VOTED: To approve the application for Temporary Certificate of Appropriateness to replace slate ridge cap with copper ridge cap at 75 Main Street as per plan submitted and on file in the Planning Office.

Church of Saint Patrick (Former Rectory) – 110 Main Street

Application for Temporary Certificate of Appropriateness to replace siding at 110 Main Street. Raymond Giolitto reviewed the request to replace some cedar shakes at the former Rectory building. Most of the siding is in good condition. Replacement cedar will have a 5 1/2" reveal to match existing siding. The existing trim is mostly in good condition but some rotted trim will be replaced and then painted as part of the overall project.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 4:21 p.m.

Upon a motion made and seconded (Calciano/Holden) it was unanimously

VOTED: To approve the application for Temporary Certificate of Appropriateness to replace siding at 110 Main Street as submitted and on file in the Planning Office.

Knicht Architecture LLC (Lewis Walpole Library) – 154 Main Street

Application for Temporary Certificate of Appropriateness to add single story addition to house ADA lift at 154 Main Street. George Knight, AIA, Knight Architecture LLC, provided general background on the building. The small addition will not be very visible from a public roadway and will provide ADA accessibility to the existing structure. The exterior materials will be in keeping with the existing structure.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 4:29 p.m.

Upon a motion made and seconded (Haviland/Charette) it was unanimously

VOTED: To approve the application for Temporary Certificate of Appropriateness to add single story addition to house ADA lift at 154 Main Street as per plan submitted and on file in the Planning Office.

NEW BUSINESS

Lot 1A Mountain Spring Road

Brian Cota spoke informally with the Commission about the style house he is interested in constructing in the historic district. The house he likes is approximately 2,500 sq. ft. with vertical siding, covered porch and metal roof. Commissioners reviewed the rendering and provided general comments suggesting a more colonial style house with clapboard siding that would blend in with the structures in the area may be more appropriate. The house could be very prominent into the gateway to Town and it was recommended Mr. Cota consider the prominence of the location when selecting a style for his house.

STAFF REPORT

No Staff Report.

OTHER BUSINESS

The Commissioners discussed the topic of whether or not to establish an expiration date for approvals. Commissioner Holden had provided copies of Certificate of Appropriateness' with expiration dates from other towns for discussion purposes. Some Commissioners were not comfortable placing a deadline on approvals to complete a project when the state building code does not have a required completion date; some thought a five year time limit to start a project was appropriate; others felt if a project was not started within five years the applicant should come back to the Commission for an extension of the approval. General discussion was that it is hard to get new properties to join the historic district currently and adding more restrictions will further hinder the ability to expand the historic district.

The Chairman asked that this discussion item be placed on the next agenda and asked that if they decide to make changes, what will the Commission need to be update and what formal process needs to be followed.

MINUTES

Upon a motion made and seconded (Calciano/Charette) it was unanimously

VOTED: To approve the minutes of the July 18, 2017 meeting.

The meeting adjourned at 5:20 p.m.

SJM

DRAFT