

## Subject to Approval

### **HISTORIC DISTRICT COMMISSION Regular Meeting, Monday, Feb. 22, 2021 7 p.m. at Madison Town Campus Meeting Room: Zoom Online Webinar**

MEMBERS present: Chairman John Lind, Vice Chairman Thomas Boyle, and Commissioners Susan Cartledge, Eric Berg, and Eileen Banisch.

MEMBERS absent: None.

ALTERNATES present: Carol Snow.

OTHERS PRESENT: Director of Planning and Economic Development David Anderson. The meeting was available on and recorded through a Zoom online webinar.

1. **Call to Order:** Chairman John Lind called the meeting to order at approximately 7:10 p.m.
2. **21-01. 554 Boston Post Road.** Application for a Certificate of Appropriateness for replacement of all windows on house and garage. In addition, installation of a cupola on the garage.

Applicant Robert McGovern stated that he has an opportunity to replace the windows with 12 over 12 panes that may not be as claustrophobic as originally anticipated; he and his wife would prefer to follow the Historic District Commission's view that the house should retain its historic character. The original plans were to replace the windows with 9 over 9 panes, because they appeared to be more open than the 12 over 12, but now a version of a 12 over 12 is available, and that version is designed in a fashion which makes viewing less closed-in. He proposed that the commission allow them to install a 9 over 9 pane and a 12 over 12 pane, and then have the commission decide which should be used. The architect had recommended the 9 over 9 paned windows, according to Mr. McGovern, but they would like to keep the house as historically accurate as possible. A total of 35 windows will be replaced. Both the windows and the cupola need to be decided by the Historic District Commission tonight, according to Chairman Lind. Mr. McGovern stated that if the 12 over 12 paned window is acceptable to his wife and him, then they would like permission to be able to order and install the 12 over 12 windows. Chairman Lind proposed that the commission vote on the 12 over 12 windows, and if the McGovern's decide they don't like the 12 over 12 panes, then they should return to the Historic District Commission and ask the commissioners if they could reconsider the decision and allow the 9 over 9 paned windows. The historic district guidelines indicate the commission should approve the style that is already in place, or repair the existing windows that are currently there, but that is problematic, Vice Chairman Thomas Boyle stated. The Historic District Commission regulations talk about keeping the existing windows and repairing them, if at all possible, Chairman Lind stated, adding that his personal feeling is that replacing the windows is a good solution, because it is going to provide the energy and thermal quality that is needed in a house. Furthermore, the spacer between the pieces of glass makes the windows look like the existing 12 over 12 paned windows, according to Chairman Lind, who said he would personally endorse that proposal. Under the circumstances, replacing the existing windows is problematic and will not provide the kind of quality needed in this day and age, Chairman Lind stated. Energy efficiency is an important consideration, according to Chairman Lind. Commissioner Eileen Banisch recused herself from this agenda item.

**Vice Chairman Boyle made the motion that the commission approve the replacement of the existing windows with the 12 over 12 windows with the space bar by Marvin; it was seconded by Commissioner Susan Cartledge and unanimously approved.**

Vote to approve the Marvin 12 over 12 replacement windows passed, 4-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle, and Commissioners Cartledge and Eric Berg.

OPPOSED: None.

ABSTAINED: None.

Chairman Lind stated that if the applicants decide to prefer the 9 over 9 windows, then they are to return to the Historic District Commission for further action.

The discussion then turned to the proposed cupola on the garage for 554 Boston Post Road. There are six panes in each of the sides, copper and a weathervane at the top, according to Mr. McGovern. The applicants have not yet decided on the weathervane style. It is expected that the cupola will be installed in mid to late summer, according to Mr. McGovern. Images of the cupola were shared with the commissioners.

**Vice Chairman Boyle made the motion to approve the cupola plans as shown; it was seconded by Commissioner Berg and unanimously approved.**

Vote to approve the cupola plans as shown passed, 4-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle, and Commissioners Cartledge and Berg.

OPPOSED: None.

ABSTAINED: None.

**114 Bradley Road.** Demo Delay for three buildings.

The three buildings include the laundromat, and all three will be demolished, so an apartment complex can be built, which features 30 two-bedroom and one-bedroom units. This application has been reviewed by the Inland Wetlands and Watercourses Agency, as well as the Advisory Committee on Community Appearance (ACCA), Director of Planning and Economic Development David Anderson stated, adding that the project returns to ACCA next month. The Planning and Zoning Commission has not yet seen the application, Mr. Anderson stated. The parcel is about three acres in size.

**Chairman Lind made the motion to take no action on the demolition delay; it was seconded by Commissioner Cartledge and unanimously approved.**

Vote to take no action on the demolition delay passed, 5-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle, and Commissioners Cartledge Banisch, and Berg.

OPPOSED: None.

ABSTAINED: None.

**Review and approve minutes:** a. May 20, 2020. b. December 28, 2020. c. January 25, 2021

There were no minutes available, and this can be taken care of next month, according to Chairman Lind.

**Correspondence/ New Business.** Alternate Commissioner Carol Snow stated that they received the Certified Local Government status, effective Feb. 18, 2021. This means they have to find out what kind of grant opportunities are available; it is hoped there can be an update of historical properties in town, as well as the development of a preservation plan for Madison, according to Commissioner Snow. She stated that she hopes there is a collaborative effort in town to complete these projects. This is a good opportunity to get the Historic District Commission and all other groups working together, according to Director of Planning and Economic Development David Anderson. Chairman Lind, Vice Chairman Boyle and Commissioner Berg stated that they hope they are also able to obtain funding to continue with the West Elm Historic District designation, and Commissioner Snow agreed. In other new business, Mr. Anderson stated that property owned by Robert Dowler contains a historic structure that will be renovated into four rental buildings, and he stated that he will be sure that the Historic District Commission has some opportunity to become involved in that.

All of the commissioners wished Commissioner Banisch well and expressed gratitude for her work, as this was her last Historic District Commission meeting, before relocating out of state.

### **Adjournment**

**Vice Chairman Boyle made the motion to adjourn at 8:07 p.m.; it was seconded by Commissioner Banisch and unanimously approved.**

Vote to adjourn at 8:07 p.m. passed, 5-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle, and Commissioners Banisch, Cartledge, and Berg.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,  
Marlene H. Kennedy, clerk