

Subject to Approval

**Madison Historic District Commission
Regular Meeting, February 27, 2023
7:00 p.m. at Madison Town Campus
Meeting Room B**

MEMBERS Present: Thomas Boyle, Eric Berg, Susan Cartledge, Peter Clement

ALTERNATES present: Denny Van Liew, Carol Snow

MEMBERS absent: John Lind.

ALTERNATES absent: Jayshree Pugh

OTHERS PRESENT: Keith N Costa, Jon Heflin

Call to Order: Acting Chairman Thomas Boyle called the meeting to order at 7:07 pm.

Old Business

No Old Business discussed

Certificate of Appropriateness, 23-01 - 498 Boston Post Rd

This is a proposal to add rooftop solar panels to the structure at the above address. Owner representative Jon Heflin, also a sales consultant at Prime Energy Solar detailed the location of the solar panels on 3 roof elevations, visible from Boston Post Rd and West Wharf Rd. Commissioners questioned the visibility of the panels and asked for clarification of colors and height from roof. Commissioners requested that fasteners under panels be the same color as the panels. Carol Snow discussed solar panel guidelines on historic properties from state agencies. Acting Chair Boyle introduced solar panel guidelines from the Guilford Historic District Commission. The request for a certificate was continued to the next meeting to allow commissioners to view similar solar installations at 60 Fairview Dr and 149 Country Way. Commissioners will view these installations independently. The proposal will be acted upon at the meeting scheduled for March 27, 2023. The continuation to next meeting was agreed to by unanimous vote after a motion by Eric Berg and second by Susan Cartledge.

Pre-application discussion – 509 Boston Post Rd

This is a pre-application discussion on a project to demolish an existing accessory building and construct a new 2 car garage on approximately the same area on the site. Both the existing and main structures are visible from the Boston Post Rd. Per the applicant, the existing accessory building does not date with the main structure noted as year built of 1740 per town field card. The applicant presented detailed plans for the new structure as well as site plans for the location of the structure on the site. The plans indicate that the new construction will match the existing dwelling regarding siding, windows and roof shingles. All commissioners indicated that the plans appeared complete and ready for a full review the next meeting.

Confirm meeting dates for 2023

Dates confirmed formally by unanimous vote after motion by Eric Berg and second by Carol Snow. Dates available on town website.

Elect Officers

Election of officers for 2023 was tabled to next meeting when current Chair will be available to attend.

Updates to Guidelines and Regulations

Brief discussion of changes to HDC guidelines already approved by the commission. Action tabled until next meeting to discuss with John Lind to be sure changes have been forwarded to Town Planner.

Review and approve minutes

Minutes of September 26, 2022 reviewed and approved at prior meeting. Minutes of January 23 were not available to review

Adjournment

Eric Berg moved to adjourn the meeting, seconded by Peter Clement. Vote to adjourn was unanimous. The meeting was adjourned at 8:02 PM

Respectfully Submitted,

Thomas Boyle, Acting Chair