

HISTORICAL REVIEW COMMITTEE MINUTES

MEETING DATE: OCTOBER 18, 2007

MEMBERS PRESENT:

Mr. Papp, Acting Chairman
Ms. Bishop, Recording Secretary
Ms. Zachowski

MEMBERS ABSENT:

Mr. Farrell, Chairman
Mr. Kaufman

The meeting notice was posted more than twenty-four (24) hours prior to commencement of the meeting.

AGENDA

1. Review and approval of the minutes of the September 20, 2007 meeting.
2. Discussion of applications for demolition permits and pre-clearances submitted since the last meeting.
3. Status of demolition delay on application for demolition at 584 West Road.
4. Status of application for demolition permit at 36 Brushy Ridge Road.
5. Discussion of possible amendments to the ordinance relating to demolition delays.
6. Discussion of application for pre-clearance of property at 523 Oenoke Ridge.
7. New business.
8. Next meeting – Thursday, November 15, 2007

PUBLIC MEETING

The meeting was called to order at 10:10 A.M. by Acting Chairman, Mr. Papp.

A quorum was confirmed.

Ms. Zachowski moved the approval of the minutes of the September 20, 2007 meeting. The motion was seconded by Ms. Bishop and was unanimously approved.

Mr. Papp informed the committee that Mr. Platz, the Building Official, was out of town and had not notified the committee of any new properties for which demolition applications had been presented and which require consideration by the committee.

The committee discussed the status of 584 West Road. It was pointed out that documentation and photographing had been completed by interested preservation groups. Mr. Papp also indicated that Mr. Bergmann had submitted to the committee a detailed structural survey on the house. The beauty of the floor boards was noted and it was hoped that the builder would incorporate them into the renovation of the barn on the property. It was agreed upon by the committee that, in all practicality, all that could be done to preserve the property, had been done. A motion was moved by Ms. Zachowski that as proper steps had been taken to accomplish the purpose of the ordinance, that

the committee make the finding that no further delay is appropriate and recommend to the Building Official that the demolition permit be granted. This motion was seconded by Ms. Bishop and was unanimously approved.

Mr. Papp expressed the need for more proactive measures to be followed to insure preservation of historic buildings. The committee discussed how important it is for the real estate community to advertise sales of antique homes. It was pointed out preservation magazines and news letters such as those put out by the CT Trust, National Trust, and the Historical Society, which highlight antique properties offer assistance in making the public aware. Mr. Nissley pointed out the additional value of the internet in reaching out to the public. It was suggested that a letter be drafted to send to the Board of Realtors requesting that the committee be informed whenever an antique or modern home come on the market. Ms. Zachowski offered to draft a letter for review by the committee.

The status of 36 Brushy Ridge was discussed. It was pointed out that the owners had in fact complied with the ordinance in notifying neighbors and public within the proper time period. As no objections were filed within 15 days of the owner's filing for a demolition permit, said permit was issued. The property has been demolished.

Mr. Papp informed the committee that the Ordinance Committee has only been informally notified of the need to increase the ordinance delay period from 90 to 180 days. It is not likely that this issue will be addressed by the Ordinance Committee in its October meeting, as their agenda is to cover conservation matters. It is hoped that a longer delay period might induce builders to cooperate in a timely manner with preservation groups, and thus move the committee to lift the delay in a timely fashion, once all reasonable preservation measures have been addressed. Ms. Findlay informed the committee that the CT Trust will be sponsoring a workshop on demolition delay ordinances on November 9 in New Haven.

The committee then considered the pre-clearance application submitted for 523 Oenoke Ridge. Mr. Papp clarified that although the owner is currently involved in litigation with the town, Mr. Jarboe, the town attorney indicated that this should have no bearing on the owner's pre-clearance application. It was agreed to set the date of November 15, 2007 for a public hearing on the pre-clearance. The meeting will take place at 8:00 P.M. in the Board Room at Town Hall. The committee will first discuss the pre-clearance application and then continue with its regularly scheduled agenda. There will be no meeting held in the morning. For clarification, Ms. Bishop read section 11 Pre-clearance of property out loud. After Mr. Papp explained the purpose for having a pre-clearance application in the ordinance, Ms. Ross indicated that she was mis-informed and would consult her attorneys as to whether to continue with the pre-clearance application process. The committee and other attendees urged Ms. Ross to continue with the pre-clearance application as it would allow the public to become better informed and may facilitate a way to preserve 523 Oenoke Ridge. There were additional clarifying comments about the pre-clearance process. Owners do not have to disconnect utilities to apply for this status, as is required for a regular demolition permit, and that neither application process will, in and of itself, prevent demolition. Mr. Papp reminded the committee that notice of a public hearing must be placed in the newspaper at least six days prior to the hearing date.

Ms. MacLear informed the committee that the Glass House will be sponsoring an easement workshop with Historic New England in January. She will provide details at a later date.

A motion to adjourn the meeting was made by Ms. Zachowski. This was seconded by Ms. Bishop and unanimously approved. The meeting was adjourned at 10:54 A.M..

Susan Bishop, Recording Secretary