

ENFIELD HISTORIC DISTRICT COMMISSION - I PM 1:18 2019 FEB

Minutes of a Regular Meeting

WEDNESDAY, JANUARY 23, 2019 – 7:00 PM
ENFIELD COUNCIL CHAMBERS - ENFIELD TOWN HALL
820 ENFIELD STREET, ENFIELD, CT 06082

Call to order - Chairman Tatoian called the meeting to order at: 7:00 pm

Roll call - Clerk Smyth called the roll: Present for the meeting were: Chairman Richard Tatoian, Vice chairman Raymond Gwozdz, Marie Troiano, Nancy Smyth, Alternate Linda Fallon

Also present: Jennifer Pacacha, Assistant Town Planner.

Fire Evacuation Announcement – Chairman Tatoian read the fire evacuation announcement.

Approval of Minutes-

- a. Regular Meeting of October 24, 2018 – Mr. Gwozdz motioned to approve the minutes of October 24, 2018, Mrs. Smyth seconded the motion. All were in favor 4-0-1.

Old Business - None

Reading of Legal Notice - Clerk Smyth read the legal notice

Public Hearing(s)

- a. HDC# 447 – Enfield Terrace (Enfield Manor) – Application for the demolition of two buildings located within the Historic District (along with all other residential structures on the property not located in the Historic District) in order to accommodate the construction of two larger residential buildings on the property (not located within the Historic District); Enfield Housing Authority, owner/applicant; Map 19/Lot 235; HR-33 Zone.

Attorney David Hoops, Scott Bertrand, Pat Mancuso and Ben Wheeler spoke on behalf of the application. Mr. Hoops stated Enfield Manor is requesting to demolish parts of two buildings within the Historic District and repave a driveway that is currently in the Historic District. They are planning to add more units due to the growth in assisted living needs. Mr. Hoops stated the two new buildings will be further back from the Historic District boundary with a design more consistent with the historic district. He asked Mr. Mancuso to present the visual proposal to the Committee.

Mr. Wheeler spoke to the drawing and stated the driveway will be the same as it is now.

Ms. Troiano questioned if it will be in the same location.

Mr. Wheeler said it would be in the same location, just making it wider.

Mr. Gwozdz questioned what would be in the place of the current parking spots.

Mr. Wheeler stated the current parking will be replaced with a lawn.

Mrs. Troiano questioned if there will be landscaping or trees put in.

Mr. Wheeler stated new trees are proposed, but would be one of the last things to go in after the construction is complete.

Scott Bertrand, Executive Director stated the signage will remain the same size and location, just looking to replace them.

Ms. Troiano questioned if they will all be single unit apartments.

Mr. Wheeler stated there is currently 58 studio apartments and the proposal is 1 bedroom apartments.

Ms. Troiano questioned if there is a limit to the amount of people in each unit.

Mr. Wheeler stated the facility is restricted to 62+.

Mr. Mancuso continued to review the plans with the Commission. He noted both buildings will be about 2.5 stories. The base level they will use stone and vinyl cedar shakes. The top band around the building will be dark vinyl siding.

Ms. Troiano asked if the color in the rendition will be the actual color.

Mr. Mancuso stated it is, but if that changes it will be in the natural color scheme. The asphalt shingles will most likely be charcoal grey. The shingles will be contemporary so they complement each other. He showed the floor plan with all of the decks on each of the units.

Ms. Troiano asked if there are elevators to the second floor.

Mr. Mancuso stated there were elevators. The community room is full height glass with trellis along the rim.

Ms. Troiano questioned where the tenants will go during the construction.

Mr. Wheeler stated they are required to have a relocation plan which the cost is taken into account. There will be natural attrition. They have three other developments they can send tenants to. With remaining residents they relocate within the facility.

Mr. Tatoian questioned the time frame for the project.

Mr. Wheeler stated roughly two years.

Mr. Tatoian questioned when the demolition would begin.

Mr. Wheeler stated they have two years after being approved for financing. In order to get the financing, the town approvals need to be in place.

Mr. Tatoian stated it looks unlikely demo will begin in this year

Mr. Wheeler does not see that happening since the grant application begin in November every year.

Mr. Tatoian asked if they had been to planning and zoning yet.

Mr. Wheeler stated they needed to get the Historic District approval first. Once they get approval from Planning & Zoning, they can apply for financing. They have already been to inlands and wetlands. He has lived here most of his life and noticed how the buildings did not fit in the historic district. He really wanted to ensure that this project fit in the historic district.

Mr. Gwozdz agreed with Wheeler that the current complex does not fit in the neighborhood.

Mrs. Smyth stated she liked the looks of the building.

Ms. Troiano stated the proposal is beautiful.

Mr. Gwozdz noted the proposal is not historic but fits better than is what is there now.

Mr. Mancuso noted both buildings are two story in the back

Mr. Gwozdz questioned if all of the funding is through grants.

Mr. Wheeler stated they also will apply for state tax credits and federal state credits.

Ms. Troiano questioned once construction begins will the buildings in the HDC be left for two years without any plants?

Mr. Mancuso stated there is a possibility that there will not be any plants when those buildings are complete since construction will not be completed. That area is going to be established relatively quickly. He also noted there is plenty of room in the back for staging for construction so that debris will not be visible from the road.

Mr. Wheeler stated the facility met the needs in the 60's, but not any longer. The current demand and functionality obsolete. The studios become less desirable with today's seniors. They are more active especially transferring from a Single family home.

Mr. Tatoian opened the hearing for public participation. There was no public participation.

Mr. Tatoian closed the hearing.

Mr. Gwozdz noted the proposal is a vast improvement over the current facility.

Ms. Pacacha stated that all construction will need to be completed within five years of the approval date.

Chairman Tatoian noted that is one of the requirements.

Ms. Pacacha noted she will add it to the standard conditions for approval.

Ms. Troiano questioned if they needed to add the trees to the conditions.

Chairman Tatoian stated that since they are part of the plan, there is no need to add to the conditions, but the matter will need to have follow up.

Mr. Gwozdz motioned to approve Enfield Terrace (Enfield Manor) – Application for the demolition of two buildings located within the Historic District (along with all other residential structures on the property not located in the Historic District) in order to accommodate the construction of two larger residential buildings on the property (not located within the Historic District); Enfield Housing Authority, owner/applicant; Map 19/Lot 235; HR-33 Zone. Mrs. Fallon seconded the motion. All were in favor 5-0-0.

Correspondence - Mr. Gwozdz motioned to approve the 2019 meeting schedule. Mrs. Smyth seconded the motion. All were in favor 5-0-0.

Other Business - Mr. Gwozdz noted that enforcement issues need to be added to the next agenda.

Adjournment - Ms. Fallon motioned to adjourn at 7:32 PM. Ms. Troiano seconded the motion. All were in favor 5-0-0.

Note: Historic District Commission meeting will be held on Wednesday February 27, 2019.