

ENFIELD HISTORIC DISTRICT COMMISSION
DRAFT MINUTES OF A
REGULAR MEETING

Wednesday, September 23, 2020 at 7:00 PM

Join OfficeSuite Meeting

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Meeting ID: 111 844 1628

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Call to order

Chairman Tatoian Called the meeting to order at 7:06 PM.

Roll call

Present for the meeting were Chairman Richard Tatoian, Vice Chairman Raymond Gwozdz, Secretary Nancy Smyth, Commissioner Marie Troiano, Commissioner Colleen Reidy, Alternate Commissioner Lillian Troiano, and Alternate Commissioner Linda Fallon

Also present from the town of Enfield, Savannah-Nicole Villalba, Assistant Town Planner, Nelson Tereso, Deputy Director of Economic and Community Development and Alexis Nai, Recording Secretary.

Approval of Minutes: August 17, 2020

Commissioner Fallon motioned to approve the minutes of August 17, 2020. Commissioner Troiano seconded the motion. Commissioner Reidy abstained. The minutes were approved.

VOTE: 4-0-1

Old Business

None

Reading of Legal Notice

Clerk Smyth read the legal notice.

Public Hearing(s)

- a. HDC# 462 – 1120 Enfield Street – Application for Certificate of Appropriateness to replace the front steps in kind located at 1120 Enfield street. Mary Hill, Owner/Applicant; Map 020/Lot 0154; HR-33.**

Clerk Smyth read the legal notice.

Chairman Tatoian requested someone to speak on behalf of the application.

Mary Hill, Owner Applicant, spoke on behalf of the application. Ms. Hill verified that the application is to replace the front steps in-kind and the work was done on an emergency basis.

Mrs. Smyth stated the stairs look like they replaced with exactly what was there before.

The Commission agreed the stairs look much better.

Chairman opened the hearing to the public.

There was no public participation.

MOTION: Commissioner Reidy made a motion to approve HDC# 462 – 1120 Enfield Street – Application for Certificate of Appropriateness to replace the front steps in kind located at 1120 Enfield Street. Mary Hill, Owner/Applicant; Map 020/Lot 0154; HR-33 with the following standard conditions. Commissioner Troiano seconded the motion. Clerk Smyth called the roll. All were in favor. The application was approved.

VOTE: (5-0-0)

General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.
6. Applicant is to obtain all appropriate Land Use Commission approval(s) or Zoning Permits as required by the regulation(s) and ordinance(s).

Once the project is completed applicant is to apply for a Certificate of Zoning Compliance

- a. **HDC# 463 – 1274 Enfield Street – Application for a Certificate of Appropriateness to construct a six-foot-high chain fence on the side yard of the house as referenced on the site plan provided by the applicant dated September 4, 2020 at 1274 Enfield Street; Frank and Eline Kosa, Applicant; Map 019 / Lot 0065; HR-33.**

Frank Kosa, Owner/Applicant spoke on behalf of the application. Mr. Kosa stated he wants to put up a black chain link fence (exactly like Enfield High School) without the privacy pieces. The fence would be in the side yard to the side door.

Chairman Tatoian questioned if the dimensions would be 56 feet along Route 5.

Mr. Kosa stated the fence would be around 50ft feet (plus or minus a few).

Chairman Tatoian noted the south side is 80 feet, east side 25 feet. He questioned if the proposal is for a metal fence.

Mr. Kosa stated it is a black chain link.

Chairman Tatoian questioned the location of the black chain link fence at the high school.

Commission Troiano stated it is along the driveway.

Mr. Kosa stated it is visible from Enfield Street coming south.

Chairman Tatoian questioned if the proposed fence was 6 feet high.

Mr. Kosa stated the fence is 6 feet high. The posts are 6-8 feet apart and a gate the same height as the fence. He noted they got a puppy a few months ago and it's easier to let her out the side door, but it needs to be at least 6 feet high so she doesn't escape.

Chairman Tatoian questioned if putting the fence toward the rear of the property was feasible.

Mr. Kosa stated with the pool and the Japanese maple it was not feasible.

Ms. Villalba stated the chain link fence at Enfield High School is out of the 200 feet zone of Historic District.

Mr. Kosa, stated he's willing to put up a planting or vine to cover it up. They chose black because tends to blend in better than the aluminum.

Chairman Tatoian stated the house was built in 1820 and neighbor's homes are from 1830. To have the chain link fence is out place with those houses.

Commissioner Troiano questioned if the applicant considered other types of fences other than chain link.

Mr. Kosa said they had not.

Commissioner Smyth noted that looking at the site plan, the fence looks like it goes from the front all the way to the north side.

Mr. Kosa stated it is the south side of the house with an existing porch. It goes a little onto the lawn, goes 90 degrees past the Japanese maples and goes behind the house. The house makes up the fourth side.

Mr. Gwozdz requested a vinyl fence to make it more appropriate. He questioned what type of plantings the applicant would consider.

Mr. Kosa stated he was thinking a vine or arborvitaes to cover up the fence.

Commissioner Troiano stated whatever is planted would need to reach the top of the fence.

Mr. Kosa stated he was looking at 6-8 foot arborvitaes with vines in between for privacy and to make it more appropriate.

Mr. Tatoian stated he has reservations about a chain link that high for that property unless it was completely obscured from Enfield Street. Otherwise, he is not in favor of the application as it stands. He does not think the current proposal is appropriate for the time period of the house.

The Commission had no more questions.

Chairman Tatoian opened the hearing to the public.

There was no public participation.

Mr. Gwozdz motioned to approve HDC# 463 – 1274 Enfield Street – Application for a Certificate of Appropriateness to construct a six-foot-high chain fence on the side yard of the house as referenced on the site plan provided by the applicant dated September 4, 2020 at 1274 Enfield Street; Frank and Eline Kosa, Applicant; Map 019 / Lot 0065; HR-33. , Commissioner Smyth seconded the motion.

The Commission discussed the motion.

Commissioner Smyth agreed with Commissioner Gwozdz and Chairman Tatoian regarding the fence type not being appropriate for the time period.

Commissioner Troiano stated the arborvitaes would have to be planted close together and quite high.

Chairman Tatoian stated the other concern is that even if there are enough arborvitaes to cover the fence, they can die or get damaged and fall apart. There is no assurance in five years they will still be there.

Mr. Kosa questioned if he needs to go with wood or another material if would they need to come back.

Chairman Tatoian stated they would have to come with samples.

Ms. Villalba stated she would be most comfortable having a new application

Commissioner Gwozdz questioned if the plantings would be along the 50 feet facing the street or the 80 feet on the side.

Chairman Tatoian stated he would want the south side to be covered as well. He would want the entire fence line obstructed. He is also concerned that future property owners wouldn't manage the plantings as required by the Commission and regulations.

Ms. Villalba stated they could make a condition requiring 6-8 foot arborvitaes along the fencing and maintain the coverage should a planting die.

Commissioner Gwozdz stated he liked the suggestion for a wood fence. He is not in favor with the appropriateness with the chain link fence.

Clerk Smyth called the roll. The application was denied.

VOTE: 0-5-0

Chairman Tatoian recommended the applicant follow up with Ms. Villalba to discuss next steps.

Other Business

b. Historic Preservation Enhancement Grant Award and Next Steps

Mr. Tereso stated he wanted to discuss with the Commission about modernizing the regulations. He was successful in obtaining the grant for \$20K which gives the commission the money to hire a consultant to hire in order to create a hand book. He wanted approval before he formally goes out and requests. The objective is to create a handbook to hand out to applicants and to ensure guidelines are clear and consistent and in line with the state of Connecticut statutes. The Commission could also depict a clear boundary of the district. Mr. Tereso proposed a printed and electronic version. He questioned if the Commission would like to consider including entire property parcels, rather than the 250 feet from Enfield Street.

Chairman Tatoian congratulated Mr. Tereso on getting the grant and the will be a very good addition to the information provided to applicants. The regulations follow the state statute and don't give much guidance who are applying. This will be very helpful to our residents and the commission to set expectations. He did read all of the paperwork. One of the items to include all of the property – if that were incorporated, the commission wouldn't approve it, the town council would need to approve it.

Mr. Tereso questioned if the 250 foot regulation is part of the state statute.

Ms. Villalba stated she will validate the state statute.

Mr. Tereso questioned if the current footage is enough and if it makes sense.

Chairman Tatoian stated that not many properties facing Enfield Street go back that far, but we need to evaluate further. Chairman Tatoian questioned if there would be an advertisement to hire resources to help with the assessment for the guide book.

Mr. Tereso stated it would be in the Hartford Current and posted on the historic preservation website. He expects to receive at least 15 applicants. The Commission can review and select 3-4 to interview. He anticipates the entire process will take 6-9 months.

Chairman Tatoian questioned if the Commission will make the final determination.

Mr. Tereso stated yes the Commission will make the decisions, he is only providing commission with the resources to select the consultant. But he will help get the contract in place and be the liaison for the consultant.

Chairman Tatoian has seen regulations from other towns that are very detailed and very well done and helpful. This will be a good development for Enfield.

Mr. Tereso they will provide details and probably examples of houses that are ideal or ones that need improvement.

Commissioner Gwozdz questioned how the Commission will inform every one of the project and if the Commission can accept input from the public.

Mr. Tereso stated they can hold a public meeting to review the draft before it gets finalized. He agreed they should allow HDC residents to provide input.

Chairman Tatoian questioned how they would communicate to the people in the district.

Mr. Tereso stated can put in the newspaper or town manager's page on the town website. They can also send out letters to owners in the district.

Commissioner Troiano (A) noted she is in favor of the project. Her only concern is item number four regarding the property footage that is in the HDC jurisdiction.

Mr. can put it in the proposal and omit it later or omit it now. He's going to get some input on the boundaries from other commissions.

Commissioner Gwozdz questioned once this handbook is established, what the logistics are so new owners receive it.

Commissioner Reidy stated town clerk sends the town ordinances and can include the regulations

Chairman Tatoian requested Mr. Tereso to move forward with the project.

Mr. Tereso will send out the proposal to Commission for approval.

Enforcement

Ms. Villalba stated that she sent information regarding the telecommunications site at 1111 Enfield Street. She requested any comments by the Commission via email by the end of the week. She can work with Chairman to get the comments sent the proper authorities.

Commissioner Smyth stated 1279 Enfield Street has a tree down right in front of the house. There are other items that need to be fixed as well.

Ms. Villalba stated she will let the ZOE and blight officers know.

Adjournment

Commissioner Smyth motioned to adjourn at 7:58 PM. Commissioner Troiano seconded the motion. All were in favor.

Vote: 5-0-0.

Note: Historic District Commission meeting will be held on October 28, 2020

By Richard Tatoian, Chairman

Questions on agenda may be directed to the Planning Office (860) 253-6355.

Files are available for review on the website: <https://www.enfield-ct.gov/648/Historic-District-Commission>