

**ENFIELD HISTORIC DISTRICT COMMISSION
MINUTES OF A REGULAR MEETING**

WEDNESDAY, MAY 26, 2021 - 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, Clerk Nancy Smyth, Commissioner Marie Troiano, Commissioner Linda Fallon (Alt) and Commissioner Lillian Troiano (Alt).

Absent: Commissioner Colleen Ann Reidy

Also Present from the Town of Enfield Georgienna Driver, Assistant Town Planner, Nicole Maruca, Zoning Enforcement Technician, Nelson Tereso, Deputy Director of Economic & Community Development and Alexis Nai, Recording Secretary

Fire Evacuation Announcement

Chairman Tatoian read the fire evacuation announcement.

Approval of Minutes: March 24, 2021

Commissioner Troiano (Alt) motioned to approve the minutes of March 24, 2021. Commissioner Gwozdz seconded the motion. All were in favor.

Vote: 6-0-0

Old Business

None

Reading of Legal Notice

Public Hearing(s)

- a. HDC# 470 – 1196 Enfield Street – Application for a Certificate of Appropriateness to install a chain link fence in one section of the back yard; John Hayden, Owner/Applicant; Map 020 / Lot 0139; HR-33 Zone.

John Hayden, 1196 Enfield Street, stated is he is looking to install a chain link fence. There is an existing fence in the back of the yard from the previous owner. They only need to add one side to completely enclosed so they can let the dog outside and keep the foxes out.

Chairman Tatoian confirmed part of the property is currently fenced. Chairman Tatoian confirmed there is the fence on the south side.

Mr. Hayden stated he does not think it is his property on the south side. He thinks the white fence belongs to the neighbor.

Chairman Tatoian questioned what the dimensions of the fence are.

Mr. Hayden stated it will be 4ft. high and it will go to the back door, not down the driveway.

Commissioner Troiano (Alt) questioned if there will be any gates.

Mr. Hayden stated there will be gates.

Commissioner Troiano (Alt) questioned how many gates.

Mr. Hayden stated there will be three gates. He needed one gate to get the lawn mower in which is hidden in the back. There are two four-foot gates. One close to the back of the house. There is a 6 ft gate to get the mower in.

Chairman Tatoian opened the hearing to the public. There was not public participation.

Appointed Commissioner Troiano as an alternate voting member for the application.

Secretary Smyth read the notice.

Commissioner Gwozdz and Chairman Tatoian both agreed they are not fans of chain-link in the historic district, but since it is not very visible, and the applicant is going with black it works. They do prefer black or dark green for the area.

Commissioner Gwozdz motioned to approve a. HDC# 470 – 1196 Enfield Street – Application for a Certificate of Appropriateness to install a chain link fence in one section of the back yard; John Hayden, Owner/Applicant; Map 020 / Lot 0139; HR-33 Zone. Commissioner Smyth seconded the motion. All were in favor.

Vote: 5-0-0

- b. **HDC# 471** – 1156 Enfield Street – Application for a Certificate of Appropriateness to replace the roof; Marie Troiano Owner/Applicant; Map 020 / Lot 0144; HR-33 Zone.

Commissioner Marie Troiano recused herself from the meeting as the applicant.

Chairman Tatoian appointed Linda Fallon as a voting member for application HDC#471.

Marie Troiano spoke on behalf of the application.

Chairman Tatoian confirmed Marie Troiano will be replacing the roof.

Ms. Troiano stated she is replacing with the asphalt roof with a slightly different color. They are not rectangular. They are exactly like the ones she is replacing. It is going to look the same. She plans to paint the house a cement white color eventually as well.

The Commission did not have any further questions.

Chairman Tatoian opened the hearing to public.

There was no public participation.

Chairman Tatoian Closed the hearing.

Commissioner Fallon motioned to approve HDC# 471 – 1156 Enfield Street – Application for a Certificate of Appropriateness to replace the roof; Marie Troiano Owner/Applicant; Map 020 / Lot 0144; HR-33 Zone. Commissioner Smyth seconded the motion. All were in favor.

Vote: 4-0-0

Correspondence

The picture behind HDC #741 for Stevie's little store fulfilled Stevie's little store site requirements and Rick Rachele approved the zoning.

The Commission noted they wish they had seen it because the size of the plantings was not what they had in mind to cover up the gas tank cage.

Nicole Maruca noted the remainder of the meeting regarding the handbook is not open for public participation.

Workshop – HDC Handbook Timeline

a. May 26, 2021 – Commission Discussion on the Draft HDC Handbook

Nelson Tereso revisited the intro meeting and overview with David Taylor with the overview. The next steps are to discuss comments, questions, and concerns about the handbook so he can make any necessary edits. Mr. Tereso noted his main job on this project is to make sure this gets funded and facilitate the process. We would like to get this out to the public and notify them of the June meeting to encourage public feedback and participation. The handbook would be something the residents in HDC would be required to review to receive a certificate of appropriateness.

David Taylor reviewed the table of contents with the Commissioners. They did add a section on commercial buildings. He questioned if the map of the Enfield Historic District was still in the works.

Mr. Tereso confirmed a draft is complete and will be available soon.

Commissioner Gwozdz questioned if the spread sheet of addresses will be expanded to fit in the book. The list of address numbers doesn't really mean anything to everyone. Mr. Gwozdz suggested maybe having the age of the house added.

Mr. Tereso stated it clearly lists the address of the property. He can work with the Historic Society for details. He doesn't want to go into too much detail.

Chairman Tatoian stated when the HDC was first created they created a list with date built and address so he can send that.

Mr. Taylor stated the national registries generally contain that information and will contain an approximate date for anything from the 1800's and prior. Perhaps a column that has the architectural style.

Chairman Tatoian questioned what process for expressing their comments to Mr. Taylor.

Mr. Tereso stated tonight we can go through some suggestions, then send all comments to the planning staff so we can coordinate and send to Mr. Taylor, so we don't bombard him. They would like to have comments over to David by the first week of June.

Ms. Driver stated if the Commission could get comments over to me by June 1st, that would allow us to get this on the agenda for the July meeting. Don't be afraid to mark it up. The more information you give them, the easier applications and hearings go in the future.

Mr. Tereso if you have grammatical corrections you can scan and send or drop it off at the planning office. Keep in mind items like: What issues does the Commission commonly see reoccurring? What work do you feel needs to be addressed (i.e. chain link fence is not recommended – it should be on the back side of a property and should be black or dark green) etc.

Commissioner Gwozdz liked how Mr. Taylor put a positive spin on how the guidelines will be helping the community out. The biggest struggle is citizens completing the work before applying for an application and see the guidelines as an obstacle rather than a benefit to the community.

Mr. Taylor stated that so many communities would love to have an amazing historic district like Enfield has.

Commissioner Tatoian noted the length of time after a certificate of appropriateness has been completed is an issue. Five years is just too long.

Ms. Driver stated she and Ms. Maruca had done some research and neighboring towns have 1 year to complete the work. They would have to get approval through the town council.

Ms. Maruca suggested two years with six-month extension she spoke with town planner – due to resources constraints two years might be more appropriate to ensure the work was complete.

Mr. Tereso stated the building permit they get two years. So, it doesn't make sense to have a certificate of appropriateness for one when the permit is two.

Commissioner Tatoian stated you could phrase it as “unless an extension is granted under special circumstances”.

Commissioner Smyth stated two years seems reasonable.

Mr. Taylor stated he would agree with two years.

Commissioner Gwozdz questioned if the people that already came here are grandfathered.

Mr. Tereso confirmed they would be grandfathered.

Chairman Tatoian questioned what needs to be approved by council.

Mr. Tereso stated he's not sure so he will send it to legal for opinion to be sure.

Ms. Driver gave an example of page 28 like fences – some of these are 1-2 sentences. They don't describe style or location, so please be specific with what you think should be in there to keep the historic characteristic. She noted they should look at other historic districts like that have detailed handbooks.

Commissioner Gwozdz questioned if their recommendations for those who have modern houses that could help them fit in better?

Ms. Driver noted that's why they recommend adding in contractors that specialize in these areas, so they can help homeowners with recommendations.

Commissioner Troiano questioned if we have jurisdiction on landscaping.

Mr. Taylor stated. that would be more of a zoning blight issue.

Mr. Taylor confirmed with the group they want font size 12 in Times New Roman print.

Commissioner Smyth validated she did not receive a copy of the preliminary handbook.

Ms. Driver stated she will make sure that Commissioner Smyth receives a copy either via hardcopy or e-mail.

Mr. Tereso noted for the commissioners to take their time, if we need to push out the deadline, that is fine. Take a look at other examples.

Ms. Maruca stated Stafford, Somers, and Broad Brook do not have historic commissions.

- b. June 23, 2021 – HDC Handbook Public Presentation to be given
- c. July 28, 2021 – Tentative Date for the Adoption of the HDC Handbook

Enforcement

None

Adjournment

Commissioner Troiano (alt) motioned to adjourn at 8:05 PM. Commissioner Fallon seconded the motion. All were in favor.

Vote: 6-0-0

Note: Next Historic District Commission meeting will be held on June 23, 2021 at 7PM.

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>