

ENFIELD HISTORIC DISTRICT COMMISSION
MINUTES OF A REGULAR MEETING
WEDNESDAY, SEPTEMBER 25, 2024 - 7:00 PM
Town Hall Council Chambers; 820 Enfield Street, Enfield, CT.

Call to Order

The meeting was called to order at 6:58 PM

Roll Call

Present for the meeting were Chairperson Richard Tatoian, Vice Chairperson Raymond Gwozdz, Clerk Nancy Smyth, Commissioner Colleen Reidy, Commissioner Lilian Troiano (Alt), and Commissioner Lynda Laureano (Alt)

Absent

Commissioner Linda Fallon (Alt)

Also Present from the town of Enfield

Georgiena Driver, Assistant Town Planner
Stephen Hiney, Assistant Town Planner
Alexis Nai, Recording Secretary

Fire Evacuation Announcement

Chairperson Tatoian read the fire evacuation announcement.

Approval of Minutes

- a. July 3, 2024 – Commissioner Smyth motioned to approve the minutes of July 3, 2024. Commissioner Gwozdz seconded. Commissioner Reidy and Commissioner Troiano abstained. The minutes were approved.
Vote: 4-0-2
- b. July 24, 2024 - Commissioner Troiano motioned to approve the minutes of July 24, 2024. Commissioner Gwozdz seconded the motion. The minutes were approved.
Vote: 5-0-1

Old Business

None

Public Participation

Chairperson Tatoian opened the hearing to the public. There was no public participation.

Reading of Legal Notice

Clerk Smyth read the legal notice.

Public Hearing(s)

- A. HDC# 495 - 1290 Enfield Street - Application for a Certificate of Appropriateness for the replacement of roof; Kenneth Croal, Applicant; David and Courtney Reim, Owners; Map 19/Lot 63; HR-33 Zone

Kenneth Croal spoke on behalf of the application. He noted 1290 Enfield Street is a historical property that it has a lot of additions.

It has three-tab shingle that was done in 1951. It has been getting leaks. It is trying to put on third generation architectural shingles to prevent additional leaks. There are three chimneys leaking because the roof has disintegrated down to the base material.

Commissioner Troiano questioned if they are planning to replace the gutters.

Mr. Croal stated they are not planning to replace the gutters now because it requires a separate permit.

Commissioner Troiano confirmed they are replacing the entire roof.

Chairman Tatoian opened the hearing to the public. There was no public participation.

Commissioner Reidy motioned to close public hearing HDC# 495. Commissioner Gwozdz seconded the motion. All were in favor. The public hearing was closed.

Vote: 4-0-0

Commissioner Reidy made a motion to approve HDC# 495 - 1290 Enfield Street - Application for a Certificate of Appropriateness for the replacement of roof; Kenneth Croal, Applicant; David and Courtney Reim, Owners; Map 19/Lot 63; HR-33 Zone. Commissioner Smyth seconded the motion. Commissioner Reidy noted the application is a color change, but in-kind replacement and necessary. There are no issues with the application. Clerk Smyth called the roll. All were in favor. The application was approved.

Vote: 4-0-0

B. HDC# 496 – 1162 Enfield Street – Application for a Certificate of Appropriateness for installation of roof-mounted solar panels; Trio Solar, Applicant; Abdelaziz Yousseff, Owner; Map 20/Lot 143; HR-33 Zone

Clerk Smyth motioned to open hearing HDC#496. Commissioner Troiano seconded. All in favor.

Vote: 4-0-0

Abdelaziz Yousseff and John Scott from Tri Solar spoke on behalf of the application.

Commissioner Reidy questioned if it would be about 20 panels.

Mr. Scott noted they looked at the usage off of Mr. Yousef's electricity for the past 12 months and then did a breakdown of how many panels would be needed.

Commissioner Gwozdz noted it looks like the panels are running different directions, and questioned if that was efficient. Mr. Scott noted it's not as efficient as them all going south but needed for this configuration.

Chairman Tatoian confirmed the panels will be visible from the front of the house, but the equipment will not be.

Mr. Scott noted there is a railing attached to the panels to keep them on the roof under the solar panels anchored into the roof. It is metal. The panels sit about three inches above the roof, they are black non-reflective glass that will sit about three inches above the roof.

Commissioner Gwozdz reviewed the Historic District solar panel guidelines with Mr. Scott.

Commissioner Laureano questioned where the inverter box would be attached. Mr. Scott said it could be in the garage or near the meter. Commissioner Laureano noted the inverter boxes are often large and located near the meter and would be good to see on the plan so they can tell if it would be visible from the road. Ms. Driver noted typically solar boxes are near the electric meter.

Chairperson Tatoian opened the hearing to the public:

John Santanella, 1204 Enfield Street noted he objects to the project. The neighbors object to the appropriateness of looking at solar panels are not aesthetically pleasing. The regulations are clear, and the panels will be visible. This property was one of the bellwethers of Enfield and has been less than maintained for the historic district of Enfield Street. He is disappointed more people were not able to join this evening, but wanted to voice the neighborhoods concerns with solar panels.

Ms. Driver stated this is the second or third application we've received. The regulations are not detailed. She noted the commission cannot deny the application unless it impacts the structure and integrity of the property.

Mr. Tatoian noted they approved one application after requesting a modification so the panels would not be visible from the street. They came back with alternations to the plan so the panels cannot be seen from the street.

Commissioner Troiano motioned to close HDC #496. Commissioner Smyth seconded the motion. All were in favor. The public hearing was closed.

Vote: 4-0-0

Commissioner Reidy Motioned to approve HDC# 496 – 1162 Enfield Street – Application for a Certificate of Appropriateness for installation of roof-mounted solar panels; Trio Solar, Applicant; Abdelaziz Yousseff, Owner; Map 20/Lot 143; HR-33 Zone.

Commissioner Reidy made a motion to rescind the closing of hearing HDC# 496 1162 Enfield Street – Application for a Certificate of Appropriateness for installation of roof-mounted solar panels; Trio Solar, Applicant; Abdelaziz Yousseff, Owner; Map 20/Lot 143; HR-33 Zone and table the hearing to the next meeting for a reconfiguration of solar panels to the back of the property and documentation of Property owner's electrical panel location. Commissioner Gwozdz seconded the motion. All were in favor.

Vote: 4-0-0

Other Business

None

Correspondence

None

Report of Planning Staff

None

Enforcement Report(s)

Ms. Driver noted 1162 Enfield Street there were complaints that will be investigated.

Adjournment

Commissioner Smyth motioned to adjourn; Commissioner Troiano seconded the motion. The meeting stood adjourned at 7:49 PM.

Vote: 4-0-0

*Note: Next Historic District Commission Meeting will be held on **Wednesday, October 25, 2023, 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>