

**TOWN OF CHAPLIN, CONNECTICUT
CHAPLIN HISTORIC DISTRICT COMMISSION
MINUTES OF HEARING AND BUSINESS MEETING
CHAPLIN LIBRARY CONFERENCE ROOM
Tuesday, Nov. 12, 2013 7 p.m.**

Public Hearing @ 7:04

Public hearing for a certificate of appropriateness filed by Josephine Thompson of 112 Chaplin Street, Chaplin, CT to construct a 8' x12' Garden Shed of old barn siding with an asphalt roof to match the existing roof on her house. Her application included a list of materials; a sketch of the proposed site; picture of proposed shed and floor plan including door and window placement. The Public hearing notice was posted in the Chronicle (Willimantic) on Tuesday, November 5th, 2013. The HDC members discussed the materials and visibility of this shed and were informed that the new shed would be built on the existing foundation from a previously removed shed on this property. The hearing was closed at 7:17 PM

AGENDA

Warren Church called the meeting to order at 7:18 PM. Members present were Warren Church, Kitty Leshay, Paul Peifer, Carl Lindquist (alternate seated) and Catherine Smith (alternate seated). Also present, Paige Westerfield, Peggy Church, and Nell Duvane.

A. Business Meeting – Approval of Minutes from the meeting of September 10, 2013 – Carl Lindquist MOVED and Kitty Leshay SECONDED the motion to accept the minutes. Approved with one abstention by Paul Peifer.

B. Discussion of application by Josephine Thompson. Kitty LeShay MOVED that we accept and approve the application for a Certificate of Appropriateness by Josephine Thompson of 112 Chaplin Street. Carl Lindquist SECONDED – no discussion. PASSED unanimously.

C. New Business – Nell Duvane of 73 Chaplin Street, Chaplin, CT presented the commission with a list of possible restoration changes to the sunken garden (between house and barn) ; and needed repairs to windows, shutters, dentil trim work, and gutters. Nell Duvane being proactive and knowing that this work could possibly be started in 2014 requested clarification on what possible work would need a CA. Discussion included the issue of what is and is not visible from the street. She plans to review the garden structures visibility after the removal of plantings that do not need a CA.

D. Old Business - New “Solarize” project– Warren Church informed the commission that he had attended the meeting on September 24th that included the towns of Ashford, Chaplin, Hampton, and Pomfret. Since there is a deadline of February 11th, 2014 for individual homeowners applications to take advantage of the reduced costs by the State, Warren Church suggested that as a commission we prepare for possible applications from homeowners in the historic district on Chaplin Street. Warren shared a handout that noted , And Connecticut prohibits a preservation commission from denying an application for a certificate of appropriateness for a renewable energy system unless “the commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district.” The commission may impose conditions on the issuance of a certificate of appropriateness, including design modifications and limitations on the location of the feature, provided that the effectiveness of the system is not significantly impaired (Conn. Gen. Stat. 7-147f Carl Lindquist requested that we set up a special meeting of the commission members in December to discuss and share any knowledge available to support decisions on this issue. It was suggested that Jean Givens, Chairman and Katie Lynch, Secretary who were absent from this meeting review their calendars and send out possible dates to the members for this meeting.

No Correspondence

Meeting adjourned at 8:09PM

Respectfully submitted: Catherine Smith, Alternate Member Chaplin HDC