

**Town of Chaplin, Connecticut
Historic District Commission**

Minutes of May 1, 2018

These unapproved Historic District Commission meeting minutes are forwarded to the Chaplin Town Clerk in a draft format. These minutes are unofficial until they have been read and approved by a majority vote of the Commission. Should edits be necessary, they will be made at the next regularly scheduled meeting, voted upon and noted in the meeting minutes.

A. Public Hearing

The Chaplin HDC held a public hearing on Tuesday, May 1, 2018 at 7:00 PM in the meeting room of the Chaplin Public Library on an application for a Certificate of Appropriateness by the Town Of Chaplin regarding prior solar panel installation on the Library/Senior Center at 130/132 Chaplin St.

The hearing was opened at 7:04 PM. Members Present: Paul Peifer-Chair, Diane Cox, Warren Church, Jean Givens, Cathy Smith-Alternate, Paul Siege-Alternate and Susan Peifer-Recording Clerk. Also Present: Selectman William Rose, Sandy Horning-Librarian, and Johanne Philbrick. The legal notice was read, Mr. Peifer discussed the installation of the 180 260w solar panels by Ross Solar, Danbury, CT. in the Historic District without going through the approval process. Mr. Rose said the First Selectman Matt Cunningham thought the Library/Senior Center was exempt from the HDC regulations and did not present the solar panel installation to the Board of Selectmen before the installation was done. Mr. Rose thought the Town Building Inspector should have advised the First Selectman he needed a C of A from the HDC. Mr. Church made Mr. Peifer aware of the installation 9/18/17 and he immediately inspected the building, tried to contact Mr. Cunningham and asked the ZEO to issue a "cease & desist" on 9/19/17 which the ZEO was reluctant to do. Ms Givens asked if there was a better process that could be developed to ensure this from recurring. General discussion followed on how and where information may be better shared. Mrs. Smith added sometimes people see projects done on other structures in the District and assume they are allowed. Ms Givens said the District has had a high compliance rate from residents in the past. Mr. Rose and Ms. Horning said the panels finally powered up about 45 days ago. Mr. Rose said there have been some ongoing problems with the installation and unexpected damage from snow and ice sliding from the roof. The issue of the Chaplin Museum was also raised and the process for altering, selling or moving a structure in the Historic District was generally discussed by Mr. Rose and the HDC members. Mr. Rose stated he was aware the Town would have to get HDC approval to move or alter the museum building. Mr. Peifer read a 4/23/18 email from HDC alternate member Carl Lindquist stating he did not

object to the solar panels on the Library/Senior Center. S. Peifer, 63 Bedlam Rd asked what approvals would be needed if the panels were removed in the future for roof repair and replacement. Mr. Peifer said they must be identically replaced. Any changes in equipment or mounting would require a new C of A from the HDC. Mrs. Philbrick, 107 Chaplin St said the panels were visible from her property and did not find them objectionable.

Hearing was closed at 7:39 PM

B. Regular Meeting

Paul Peifer-Chair called the meeting to order at 7:41 PM. Regular members present were P. Peifer, D. Cox, J. Givens and W. Church. Alternate member P. Siege was seated for K. LeShay. Alternate C. Smith was also present.

1. Approval of September 12th, 2017 Minutes

Motion made by J. Givens and seconded by D. Cox to approve the minutes of the November 14, 2017 regular meeting. P. Peifer noted a typo in section A, to correct ZHDC to HDC. Motion passed unanimously.

2. Discussion and Vote on Town of Chaplin solar panel application

Motion made by W. Church and seconded by J. Givens to approve the Town of Chaplin application to install solar panels on the Library/Senior Center. Members agreed they objected more to the lack of communication and adherence to the process by the Town officials than to the solar panels. The panels were less intrusive on the more modern town building than on a 19th century house in the District. Motion was approved unanimously.

3. New Business

a. Revision of Certificate of Appropriateness

Mr. Peifer said the Certificate of Appropriateness was revised to reflect the new \$75.00 fee.

b. Submission of Annual report to Board of Finance

P. Peifer said he submitted the HDC Annual report to the BOF in a timely manner.

c. Discussion of possible resignation of Alternate member Carl Lindquist

Mr. Peifer received a message from Dr. Lindquist stating he is unable to attend many HDC meeting because of his schedule and wondered if he should resign. J. Givens said C. Lindquist is a valuable member with long experience and it would be a shame to lose him. Other members concurred and would encourage Dr. Lindquist to remain on the HDC. The Board discussed seeking future replacement members.

4. Old Business None

5. Adjournment

Motion made by J. Givens, carried unanimously. Meeting adjourned at 7:56 PM.

Respectfully Submitted,

Susan Peifer, Recording Clerk- HDC