

**TOWN OF CHAPLIN, CONNECTICUT
HISTORIC DISTRICT COMMISSION
MINUTES OF Business Meeting
December 10, 2013; Chaplin Library Conference Room**

Jean Givens called the meeting to order at 7:06 PM; members present—Warren Church, Paul Peifer, Kitty LeShay, alternates Catherine Smith (seated) and Carl Lindquist. Visitor Peter Dion of Ross Solar joined the group at 7:17 PM.

Meeting called to order by Jean Givens at 7:06 pm

1. Approval of the minutes of November 12: Lindquist MOVED, and Peifer SECONDED the motion to approved with correction: under old business, delete “ And”. Vote of four in favor, one abstention.

2. New Business: Documents related to solar options include CT state statute Sec. 7-147f (attached). Peter Dion of Ross Solar Group presented information; he noted:

- long-term benefit of solar
- designs include some that disappear—often the best.
- multiple arrays possible
- haphazardly placed arrays are more intrusive.
- consideration of inconspicuous location and subdued array preferable
- cost-offset must be balanced with appearance in historic districts
- solar shingles not an option—typically fail and give low output
- 3 X 5 foot panels are the normal size, no odd shapes
- all black panels with black frames are the least intrusive
- Solarize rebate based entirely on the output
- ground mounts significantly more expensive than roof mounts; trenching covered up to ca. 40 feet. -----larger companies can present simulations; noted that reasonable to request in advance for an historic district.

Members observed that such simulations would be part of the application process. The State Statute puts a special obligation on the district to approve “without substantially impairing the historic character and appearance of the district.” Members noted that they would be glad to have an opportunity to see some installations in place: Dion will contact with addresses. The members discussed alerting residents to request a simulation from provider, to recommend subdued all black panels, to remind them of our timetable, and to set a date for the hearings in January 7 and 14. Sightline regulations will be sent to Peter Dion.

3. Old Business—no old business

Catherine Smith moved to adjourn at 8:34 PM
Respectfully submitted, Jean Givens, Chair—Chaplin HDC

Attachment: CT State Statute Sec. 7-147f. Considerations in determining appropriateness. Solar energy systems. (a) If the commission determines that the proposed erection, alteration or parking will be appropriate, it shall issue a certificate of appropriateness. In passing on appropriateness as to exterior architectural features, buildings or structures, the commission shall consider, in addition to other pertinent factors, the type and style of exterior windows, doors, light fixtures, signs, above-ground utility structures, mechanical appurtenances and the type and texture of building materials. In passing upon appropriateness as to exterior architectural features the commission shall also consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, scale, general design, arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other buildings and structures in the immediate neighborhood. No application for a certificate of appropriateness for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources shall be denied unless the commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. A certificate of appropriateness for such a feature may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness. In passing upon appropriateness as to parking, the commission shall take into consideration the size of such parking area, the visibility of cars parked therein, the closeness of such area to adjacent buildings and other similar factors.

(b) In its deliberations, the historic district commission shall act only for the purpose of controlling the erection or alteration of buildings, structures or parking which are incongruous with the historic or architectural aspects of the district. The commission shall not consider interior arrangement or use. However, the commission may recommend adaptive reuse of any buildings or structures within the district compatible with the historic architectural aspects of the district.