

Chaplin Historic Commission

Minutes

Public Hearing and Special Meeting

Tuesday, June 22, 2021

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

Mr. Peifer opened the hearing regarding an application by the Town of Chaplin for a Certificate of Appropriateness for a conceptual plan at Wm Ross Library, 57 Chaplin St. at 7:05 P.M. Also present were regular members D. Cox, C. Smith, J. Givens, W. Church and alternate member L. Ricklin Also present: Chaplin First Selectman William Rose representing the applicant Town of Chaplin and citizen, A. Chuk. Mr. Peifer read the legal notice of the hearing published in the Willimantic Chronicle June 16, 2021.

Mr. Rose explained the lengthy process working on a plan to sell the Town owned property, delayed by the pandemic, included combining two town owned parcels, working with the Eastern Highlands Health District and hiring an engineering firm to do an A2 survey to create a conceptual plan which includes a site for a driveway with turnaround, a well location and a septic system location to make the site more saleable. An easement which runs along the property adjacent at 61 Chaplin St. was uncovered in the survey process. The driveway site on the plan meets zoning regulations without using the easement. Mr. Peifer asked about the sidewalk removal and what grading would be necessary and if that included a retaining wall. Mr. Rose said the sidewalk would need to be removed but the engineer did not think a retaining wall for the driveway would be necessary. The driveway would have to meet PZC code and the concrete steps would be removed for the septic tank. Mrs. Smith asked how equipment could reach the rear well site. Mr. Rose assured her they could reach it via the driveway. Ms. Givens asked how wide the driveway was and was it too steep, Mr. Rose measured ten feet wide on the plan and said the grade was not unusual for the town. Mrs. Smith asked if the plan was for a two bedroom residence, Mr. Rose said the septic was sized for two bedrooms to help sell the property. Citizen Ann Chuk, 61 Chaplin St. asked about the easement on her property wondering if it was non-transferable in case the driveway would need to be wider. Ms. Givens said the easement question must be made clear to the buyer. Mr. Rose said he will have get more information from the Town Attorney on the easement and make it available. He also said the plan is conceptual to show the placement of driveway, septic and well is doable. Mrs. Ricklin asked if a CA is still valid after 18 months if the property doesn't sell, Mr. Peifer responded that the CA is extendable. Mr. Peifer read an email from HDC alternate member C. Lindquist supporting the plan to preserve the library. Ms. Givens said the idea is to approve the concept of the plan including removing walk, stairs and old well. Mr. Peifer said the whole sidewalk will be removed and approval would include the demolition but not change anything on the building. Mr. Rose said the driveway apron needs to be paved to protect the Town road. Ms. Givens said the motion must be carefully worded so the new owner doesn't interpret that the HDC has approved everything that a future owner may want done.

Mr. Peifer closed the hearing at 7:37 PM.

B. Business Meeting

1. Call to order: Mr. Peifer opened the meeting at 7:38 PM, seated were P. Peifer, W. Church, C. Smith, D. Cox and J. Givens. Alternate L. Ricklin was not seated, Alternate members C. Lindquist and P. Siege were absent.

2. a. Approval of September 8, 2020 minutes: Mrs. Smith moved to approve the September 8, 2020 minutes, Mrs. Cox seconded, minutes unanimously approved without discussion.

3. New Business

a. Discussion and vote on Town of Chaplin application for 57 Chaplin St. Mr. Church moved to approve a Certificate of Appropriateness for 57 Chaplin St. Mrs. Cox seconded. Discussion followed on what necessary conditions for approval of the CA should be included in the motion. Mr. Church amended his motion to "approve an application for a CA on the conceptual plan presented including location of driveway, necessary demolition of the sidewalk, concrete stairs and existing well and all work must conform to Chaplin Town regulations". Mrs. Cox seconded the amended motion. Passed unanimously.

b. Discussion of appropriateness of raised bed fencing at 47 Chaplin St. Mr. Peifer noticed a new two foot tall lattice fencing on raised beds in front of 47 Chaplin St. Mrs. Cox mentioned a ramp installed at the Church which was supposedly temporary but is still in place. Ms. Givens said the HDC must deliver a consistent message to owners. Mrs. Smith said a letter should be sent to Pastor Bolduc asking about what these structures are and if they are temporary. Mr. Peifer read an excerpt from the HDC regs citing examples of changes needing HDC approval, among them fences, stonewalls, pools, and tennis courts. Mr. Peifer will send a letter to Pastor Bolduc.

4. Correspondence: An email was received from First Selectman's Assistant Sue Krodel informing him of the reappointment by the Board of Selectmen to the HDC of regular member Cathy Smith and alternate member Carl Lindquist to terms starting 9/1/2021 and expiring 8/31/2026. Mr. Peifer received several copies of Preservation Ct News which he distributed to the members at the meeting.

7. Adjournment J. Givens made a motion to adjourn at 8:08 P.M., passed unanimously

Respectfully submitted, Susan Peifer- Recording clerk- HDC