

Chaplin Historic District Commission

Minutes

Public Hearing and Regular Meeting

Tuesday, February 1, 2022

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

Warren Church opened the hearing at 7:02 P.M. Mr. Church read the legal notice published in The Willimantic Chronicle January 23, 2022 regarding the application by Sally Zimmerman and Allen Olsen for a Certificate of Appropriateness to build a rear deck at 46 Chaplin St. Present were W. Church Chairman, D. Cox, Vice-Chairman, C. Smith, Secretary, regular members P. Peifer, alternate members L. Ricklin and C. Lindquist, Sally Zimmerman and Allen Olsen and members of the public. Ms. Zimmerman presented the plan with illustrated boards showing the details of the design and construction. She said the lot is long and narrow and she showed photos of a large structure that had existed on the east side of the building but had collapsed around 1985 and was removed. This structure inspired the design of a deck support with open arches to mimic what had previously existed. The deck would cantilever over an existing stone wharfing at the rear of the house and provide a rear egress. A stairway to grade would be on the northeast corner of the deck where the lower structure would be enclosed for storage. The deck would be set back about 6 feet from the southeast corner of the house and not be visible by straight-on view from the street, but the rear post and rail corner of the deck would be visible obliquely viewing from the street on south side and a slight view obliquely from the north side, both obscured by the large stone foundations. L. Ricklin asked if there would be screening landscaping. Ms. Zimmerman said in keeping the idea of this was once a store, foundation planting was not in the plan so it would not be too residential looking. Ms. Smith asked about material; Ms. Zimmerman said it would be wood frame painted white with galvanized metal rod rails with a wood top railing. Mr. Peifer commented that he had previously visited the site last summer and that the south side rear corner as demonstrated could just be seen from the street. He added it was a very nice thoughtful design and well presented. Mr. Church asked about the timetable for construction, Ms. Zimmerman replied they would have to go to the ZBA to get a variance for the project, and depending on approval would proceed with bids, permits and hope to start in June. Mrs. Smith asked why a variance would be needed and Ms. Zimmerman said the deck cannot meet setback requirements. Mrs. Cox said she liked the arch design that recalls the previous structure. Mr. Olsen said they plan to copy the details from the original structure. There were no questions or comments from the public and Mr. Church closed the hearing at 7:20 P.M.

B. Business Meeting

1. Call to order: Meeting called to order at 7:20 P.M. Regular members seated were W. Church, D. Cox, C. Smith, P. Peifer and alternate C. Lindquist seated for J. Givens.

2. Approval of September 14, 2021 minutes: Motion by C. Smith to approve the September 14, 2021 minutes, P. Peifer seconded. Church, Smith, Peifer, Cox aye, Linqvist abstained, motion approved.

3. Audience for Citizens: First Selectman Juan Roman and William Rose spoke on a proposal to move the Chaplin Museum building to the Chaplin Library property. Mr. Rose said the building is unused, has no plumbing or heat and is not ADA compliant, they would like it moved to make it a useful part of the town's history, to have programs for the public and schools. Mr. Roman said the present site has no parking and moving it would solve that and he would like to see it as an educational and cultural resource and it would not make sense to restore it where it is now. Mr. Peifer said they would need a hearing and possibly a demolition permit would be needed and a hearing for that. Mr. Rose said a similar Lebanon structure was moved twice and is now in Columbia. The Town will submit an application for a hearing on the matter.

4. New Business

a. Discussion and vote on Zimmerman/Olsen application for 46 Chaplin St. Mr. Peifer moved to approve the application for a Certificate of Appropriateness for 46 Chaplin St. Mr. Lindquist seconded. Mr. Peifer said the plan was well executed and thoughtful though visible from certain vantage points. Mrs. Smith commended the work that went into the plan and said it would afford enjoyment of the view. Mr. Peifer also pointed out the safety issue of a second egress. Mrs. Cox added there were other decks on the street and the plan is beautifully designed. Mr. Church said it was well thought out. Motion passed unanimously.

5. Correspondence: HDC received Ct Preservation magazines which were handed out.

6. Old Business: Sarah Cassidy who resides in the Parsonage next to the Church came to discuss the issue of the raised garden beds installed in the front yard of the Parsonage. She had previous communication with Mr. Peifer and was asked to attend the next meeting. Mr. Peifer said the height of the beds required a C of A. Ms. Cassidy said they would like to add at least two more raised beds which were necessary because of the limited site for a garden available on the property. Mrs. Smith said she thought they were temporary and if made permanent would need a hearing. The rebuilding of a handicap ramp was also raised, which might need a hearing. Mrs. Zimmerman was recognized and thought maybe the beds could be installed if there was a caveat they be removed if Ms. Cassidy no longer resided there. Mr. Church asked Ms. Cassidy to create a plan for review.

Mr. Church asked for a motion to amend the 2022-2023 budget to bring it into compliance with the BOF edict of zero increases. C. Lindquist moved to cut \$1.45 from the office supply budget line item to make the 22/23 bottom line the same as the 21/22 budget, C. Smith seconded, motion passed unanimously.

L. Ricklin asked about work being done to the old Library, whether the roof would remain slate shingles or replaced with a different material. Mr. Church said he would contact the owner to find out.

7. Adjournment Mr. Church adjourned the meeting at 8:07 P.M.

Respectfully submitted, Susan Peifer- Recording clerk- HDC