

**MINUTES  
SPECIAL MEETING  
WINDSOR HISTORIC DISTRICT COMMISSION  
JUNE 15, 2005 5:30 PM  
ROSE ROOM, TOWN HALL  
275 BROAD STREET, WINDSOR, CONNECTICUT**

Present: Commissioners Watts, Raney, Groenstein, Yeich, and Melley (5:38PM)

Also Present: Assistant Town Planner Bachand

Commissioner Watts called the meeting to order at 5:33PM

**I. New Business**

None

**II. Public Hearings for Certificate of Appropriateness**

Commissioner Watts called the public hearings to order at 5:34 PM. He noted that the Commission would be hearing item b first as requested by the applicant.

- b. 107 Palisado Avenue – Al Boehm  
Request to construct a 2-story addition

Commissioner Watts opened the public hearing.

Al Boehm, First Church of Windsor provided a brief explanation of the proposal. He noted that the addition would house an elevator, include a new fire escape, and serve as the new entrance to the nursery school. Mr. Boehm said that the architect that designed the addition was present and would describe the proposal.

Bob Mocarsky, the architect for the applicant explained the building design. He said that the design is intended to be consistent with the style of the existing building, and would have the same brick tones and white trim. He said the new windows would be vinyl clad, but are consistent in style with those already installed in the existing building. Regarding the site, Mr. Mocarsky explained its location relative to Palisado Avenue and Pierson Lane, and the location of the on site parking. He said that the addition would be set back 130 feet from Palisado Avenue and is not highly visible from this road. He added that any site work that occurs will not impact the historic character of the site and district, and there will be no additional signage.

Commissioner Yeich asked Mr. Mocarsky what the square footage of the addition would be, and he responded by stating that it would be 847 square feet per story and it is a 2-story addition.

Mr. Boehm added that the addition will provide the school with much needed accessibility.

Commissioner Watts noted that the addition would be somewhat visible from Palisado Avenue and Pierson Lane, therefore the Commission's review and approval is required.

Commissioner Groenstein asked if the proposed brick would match that which is existing, and Mr. Mocarsky said that is the intent.

Commissioner Melley expressed concern over the style of the large window above the entrance and asked Mr. Mocarsky to describe it. Mr. Mocarsky said that he attempted to pick up some of the patterns of the other windows in this window, and added that it would be set back approximately 200 feet from Pierson Lane and not highly visible from this road.

Commissioner Groenstein also expressed concerns regarding the large window noting that it seemed too modern. She also expressed the same concerns regarding the entrance doors. She suggested that the large window and doors look similar in styling to the existing entrance facing Palisado Avenue. Commissioner Melley agreed and believed that the large window would be fine if it is softened a bit to look more traditional. Mr. Mocarsky agreed and said these suggestions will be incorporated.

There were no public comments and no further comments from the Commission. Commissioner Watts closed the public hearing.

**Motion: Commissioner Raney moved to approve the request to construct a 2-story addition at 107 Palisado Avenue subject to the condition that the new entrance door and large window above this door are similar in look to the front entrance on Palisado Avenue. Commissioner Melley seconded the motion and it passed unanimously, 5-0-0.**

- a. 115 Palisado Avenue – Al Boehm  
Request to remove and replace roof shingles

Commissioner Watts opened the public hearing.

Al Boehm, First Church of Windsor showed the Commissioners a sample of the proposed architectural shingle, and noted that photos of the building have been provided. He said the building is known as the Pierson House, and currently has slate shingles that are falling off the building and presenting a safety hazard. Mr. Boehm said that, due to this safety hazard, the roof must be replaced soon. He also added that it would cost over \$50,000 to replace the existing slate, but only about half of that cost for the architectural shingles. Mr. Boehm said that since it is a slate-like architectural shingle that is being proposed, the roof would look appropriate and also would not be highly visible due to the surrounding vegetation. He added that an existing skylight would be removed to conform to a more traditional character.

Commissioner Groenstein asked if all roof slates would be removed, and Mr. Boehm confirmed that they would be and replaced with the architectural shingles.

Commissioner Raney asked about the age of the existing slate roof, and Mr. Boehm said he believes it was installed during the 1930's. Commissioner Melley then asked Mr. Boehm if he knew when the original roof was constructed and what materials were used, and he said that he

did not know. Commissioner Melley noted that he had some concerns about replacing a slate roof with shingles.

Commissioner Watts noted that the Commission's Guidelines indicate that the use of asphalt shingles as proposed would be appropriate. He then asked Assistant Planner Bachand if the Commission had approved asphalt architectural shingles in the past, and he said that he recalled a similar application and approval within the district about one year ago.

Mr. Boehm said that the congregation has approximately \$32,000 in its building reserve fund, of which approximately \$25,000 would have to be invested in the roof replacement. He said the congregation cannot afford to do a slate roof replacement and safety is an immediate concern.

In response to Mr. Boehm's comments regarding safety, Commissioner Groenstein asked whether a professional opinion should be obtained. The Commissioners agreed, with Commissioner Melley suggesting that a letter from a contractor be submitted to the town indicating that the roof is beyond repair.

Commissioner Watts suggested that the Commission approve the roof replacement as presented with the condition that a letter be provided indicating that the roof has failed and safety issues are a factor. The Commissioners agreed with Commissioner Watts suggestion.

There were no public comments and no further comments from the Commission. Commissioner Watts closed the public hearing.

**Motion: Commissioner Melley moved to approve the request to remove and replace roof shingles at 115 Palisado Avenue as presented by the applicant subject to the condition that the applicant provide to the town a written statement prepared by an independent contractor regarding the need to replace the roof because it is beyond repair and safety concerns exist. Commissioner Yeich seconded the motion and it passed unanimously, 5-0-0.**

- c. 257 Palisado Avenue - Christopher Watts  
Request to construct an arbor, trellis and picket fence

Commissioner Watts stepped down for this item due to a conflict of interest. Commissioner Melley served as acting chairperson.

Commissioner Melley opened the public hearing.

Mr. Watts said that he would like to construct a wooden arbor off the side of his house near an existing brick patio, and there would be two posts to support the arbor. He said that it would be attached to the house and only partially visible from Palisado Avenue. Also, as part of this proposal, Mr. Watts said that he would like to construct an arbor, trellis, and picket fence toward the front of the house that would be visible from Palisado Avenue. He said that the primary purpose of this project is to enclose a garden. He also noted that the arbor, trellis and picket fence would all be painted white.

Commissioner Melley asked Mr. Watts how tall the fence would be, and he said it would be 4 feet tall.

There were no public comments and no further comments from the Commission. Commissioner Melley closed the public hearing.

**Motion: Commissioner Raney moved to approve the request to construct an arbor, trellis and picket fence at 257 Palisado Avenue as presented by the applicant. Commissioner Groenstein seconded the motion and it passed unanimously, 4-0-0.**

Commissioner Watts was re-seated upon completion of the above item.

**III. Old Business**

None

**IV. Miscellaneous**

None

**V. Adjournment**

**Commissioner Melley made a motion to adjourn the meeting. Commissioner Groenstein seconded the motion and it passed unanimously, 5-0-0.**

The meeting ended at 6:35PM.

Attest J.B.