

MINUTES
WINDSOR HISTORIC DISTRICT COMMISSION
SPECIAL MEETING
MAY 20, 2020
COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT

Present: Chairman Rubino, Commissioner Raney, Commissioner Dupont-Diehl, Commissioner Yeich, and Alternate Commissioners Hinckley and Cassidy

**Also Present: Assistant Town Planner, Todd Sealy
Executive Director, Windsor Historical Society, Doug Shipman
Homeowner, Rodney & Kathy Frazer
Homeowner, Mark Harding**

Chairman Rubino called the meeting to order at 6:06 PM

I. New Business

A. Minutes

a. Minutes April 15th, 2020

Motion: Commissioner Yeich made the motion to approve minutes from the April 15th, 2020 historic district commission meeting. Cassidy seconds the motion and it passed 6-0-0.

II. Public Hearings for Certificate of Appropriateness

A. 368 Palisado Ave – Fence, Frazer

Kathy Frazer presented her application for a fence to extend along one side of her house. She had attached 3 pictures for different styles: a sand colored vinyl wood grain, a wood stockade and a squared off cedar wood stockade fence. Mrs. Frazer stated that the vinyl fence would be her first choice and then the wooden fence would be her second choice. Commissioner Raney asked the applicant what was the need for the fence. Mrs. Frazer stated that the fence is for privacy. She stated that the neighbor has a fence on that side of the house. But the two houses are close to each other on that side of the house that it makes her feel uncomfortable. She stated that she wanted to add some privacy. Commissioner Liz Dupont-Diehl asked about the existing privacy fence. Mrs. Frazer stated that the side of her house next to the church is a wooden stockade fence. Commissioner Hinckley stated that she is concerned with setting a precedence with a vinyl fence, stating that wood would be a more appropriate material. Chairman Rubino asked the commission if anyone objected the idea of putting up a fence. Commissioner Raney stated that she was in accord with Commissioner Hinckley and she asked the applicant if it was necessary to have the fence come so far forward into the front yard. She stated that she thought it would make sense for both fences to mirror the length of the existing one. The applicant stated that she would be fine with the fence ending at the front yard. Commissioner Dupont-Diehl stated that she was fine with the application in

general and that she had no objections to the vinyl fence. The fence would be wood like in appearance. She stated either of the proposals would be appropriate. Commissioner Yeich asked the applicant which of the wooden fences in the proposal would match her neighbors the best. Mrs. Frazer said the second fence sent in the proposal, the one with the flat top would match her neighbors the best. Rodney Frazer stated that the neighbor's fence is a flat top wooden fence and that they were looking at the tooth type wooden stockade fence and their first choice, the vinyl fence is flat topped. Mrs. Frazer stated that they would be happy with either fence. Commissioner Dupont-Diehl stated that the criteria which the commission should review applications is based on the historical accuracy of the proposal. She then stated that in her opinion the vinyl fence would be appropriate because it is mimicking the style and appearance of wood, it is historically accurate and keeping with the appearance of the neighborhood. Commissioner Hinckley stated that the guidebook gave preference over natural materials and she didn't think the vinyl fence was not in keeping with the district. Doug Shipman stated that the main criteria for determining appropriateness should be based on the guidelines because it is fair to the applicants. Mr. Shipman said that wood is technically more historically accurate in this case, however the vinyl option matches the existing fence on that property. He stated that it is really hard to say one is more appropriate than the other and the commission could rule either way. The role of the commission may be to rule in favor of the petitioner's request rather than try to impose an arbitrary. The commission debated between the fences proposed in the application. Mr. Shipman asked the applicant if they have spoken to their neighbors about the fence, if they had any objection to it. Mrs. Frazer stated that they have not. Mr. Shipman asked the assistant town planner if it was typical to send notice to adjoining property owners regarding the hearing. Mr. Sealy stated that it is not required according to the handbook, notice is required to be published in a legal ad but not to abutters. Commissioner asked the applicant the color of the house. Mrs. Frazer stated it was the bluish-green one and the commission were locating the house in Google street view. Commissioner Dupont-Diehl asked Mr. Sealy if the application met the other zoning requirements. Mr. Sealy stated that there was one issue that he relayed to the applicant is that a 6' tall privacy fence would need to step down to 4' at the front face of the house. Mrs. Frazer said she was fine with stopping the fence at the front of the house. Commissioner Dupont-Diehl asked the commission how they felt about conditioning the approval subject to meeting the zoning regulations. There was a debate on the commission on which fence would be more appropriate. Mrs. Frazer stated that a vinyl fence would match the existing fence in the rear and the wooden fence would match the neighbor's fence.

Motion: Commissioner Hinckley made the motion to approve a privacy fence for 368 Palisado as indicated in the proposal with the condition that the fence end at the building line and for a vinyl fence. Commissioner Dupont-Diehl seconded it and it passed 4-2-0

B. 76 North Meadow – Farm Stand, Harding

Commissioner Hinckley raised the question if the farm stand would be in the historic district or not. Mr. Sealy stated that it was questionable as to whether the stand would be located within the district. But the map proposal for the stand does show it in the district and it would be better to get an approval from the commission and not be in the district rather than not having an approval and being within the district.

Mr. Harding presented his proposal for a farm stand. He stated that stand would be located at the first field once you crossed the brook. He stated that it would be a trailer and not a permanent structure. He said wood would cover the wheels and sides of the trailer so that it would not be visible. Commissioner Rubino asked if the stand would feature his produce. Mr. Harding said it would sell produce from him and the surrounding farms. Commissioner Hinckley asked where the sign would go. Mr. Harding said that one would go on the stand. The commissioners were asking how he would advertise. Several commissioners applauded him for his efforts in preserving the agricultural history of this community. Mr. Harding said this particular piece of farm land is important. Commissioner Hinckley asked if there was enough space for two cars to pass. Mr. Harding said there is enough room to pass and that there is a turnaround down there as well. He stated the farm stand would be setback from the road so that it would not conflict with traffic. The commission briefly deliberated and when it was clear that everyone was in favor, they made a motion.

Motion: Commissioner Dupont-Diehl made the motion to approve the farm stand at 76 N. Meadow. Commissioner Rubino seconded it and it passed 6-0-0

III. Miscellaneous
No miscellaneous business to report.

IV. Adjournment

Motion: Commissioner Raney made a motion to adjourn at 7:03pm, Commissioner Yeich seconded and it passed 6-0-0.