

**MINUTES
WINDSOR HISTORIC DISTRICT COMMISSION
SPECIAL MEETING
FEBRUARY 10, 2021
COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT**

Present: Commissioner Rubino, Commissioner Raney, Commissioner Dupont-Diehl, Commissioner Yeich, and Alternate Commissioners Hinckley. Alternates Grant-Yockman, and Cassidy were present, but not seated.

Also Present: Assistant Town Planner, Todd Sealy.

Chairman Rubino called the meeting to order at 6:08 PM.

I. New Business

A. Minutes

- Minutes January 20, 2021

Motion: Commissioner Raney moved to approve the minutes as amended. Commissioner Yeich seconded the motion and it passed unanimously 5-0-0.

II. Public Hearings for Certificate of Appropriateness

A. 9 N. Meadow Rd. – Replacement Windows, Alford

The Commission reviewed the application. Brent Moulton, contractor from Decoro, LLC explained to the Commission that the window will be two over two to match the existing windows that are there now. At this time, only four windows will be replaced, but eventually by summer the rest will be replaced.

Commissioner Hinckley asked if Mr. Moulton had looked into repairing the existing windows. Mr. Moulton stated that most of the windows are beyond repair. Commissioner Raney asked what parts of the windows are beyond repair. Mr. Moulton said that some of the sills and sides are rotted out. Commissioner Hinckley asked if the contractor had consulted with Preservation Connecticut about repairing the windows. Mr. Moulton stated that he had not contacted Preservation Connecticut. Commissioner Hinckley asked if the existing windows were the original. Mr. Moulton said that it is unlikely the windows are original. Commissioner Dupont-Diehl asked if he was proposing the same number of panes that are there now. Mr. Moulton said that is correct. Commissioner Rubino asked if the windows were true divided light and not energy efficient. Mr. Moulton stated the windows are energy efficient and that one shown in the photos are not true divided light but that he would install inserts on the outside if required. Commissioner Yeich asked if she heard correctly that some of the windows were salvageable. Mr. Moulton stated that yes some of them probably are. Commissioner Raney asked if these salvageable windows are visible from the road. Mr. Moulton said that there are two from the front that are salvageable. There are nine windows in total that are facing the

road. Commissioner Hinckley stated that fenestration is one the most important historical details and it's very important to rule out all alternatives before replacing windows. She said that there is help for getting windows repaired instead of replaced. Commissioner Rubino asked if this house had storm windows. Mr. Moulton said that yes it does.

Alicia Carpenter, applicant for the application stated that there are many windows on the lower level that have vines growing through them. Ms. Carpenter said that every day heat is being lost through the windows and the heating cost are astronomical. Commissioner Dupont-Diehl stated that we need to be proactive and reasonable in the near future, since our regulations suggest, but do not require anything for windows. Commissioner Dupont-Diehl has spent numerous hours finding contractors to come to repair her windows and contractors would never return once the windows have been inspected. It's a specialized skillset that most homeowners don't know how to approach. Commissioner Hinckley said that we need to ask the applicant to come back with alternatives and if there is nothing viable, that's another matter. Mr. Moulton stated that new windows would be more energy efficient than repairing the windows. Commissioner Dupont-Diehl said that the regulations strictly are about the appearance of the window. Mr. Moulton stated that the appearance of the replacement window will look exactly like the window that is there. Commissioner Rubino stated that the windows are not true divided light so not exactly like original. Mr. Moulton said that an exterior grid could be installed on the window to make it look like true divided light. Commissioner Rubino said that would make sense. Commissioner Hinckley explained that she is not opposing the climate and heating issues. Commissioner Hinckley stated that there are alternatives that deal with the situations that Mr. Moulton is trying to combat. Mr. Moulton proposed to submit a picture of the window that is vinyl with the exterior grid that will look like true divide. Commissioner Rubino stated that the storm windows that are there now are not historical correct. Mr. Moulton said that a wood window would cost more than the vinyl.

Commissioner Raney asked what the manufacture for the windows are. Mr. Moulton said that the manufacture is Trimline Windows Incorporated. Commissioner Dupont-Diehl asked which windows would be replaced first. Mr. Moulton stated that the two bedrooms on the second floor north side and two windows in front west will be done first. Commissioner Yeich asked out of all the windows, how many are salvageable. Mr. Moulton said that there are about twenty-three windows and twelve of them might be salvageable. Commissioner Yeich asked if it would be feasible to have a combination of vinyl and wood. Mr. Moulton said that is totally feasible, but defeats the purpose of changing the windows in the house. Ms. Carpenter said that if she is going to do all the windows, she would like them to all be the same. Commissioner Raney asked Ms. Carpenter if Decoro, LLC is the only contractor that she had received a quote from for windows. Ms. Carpenter said that she hasn't spoken to any other contractor about another quote.

Commissioner Hinckley explained that Preservation Connecticut have Circuit Riders who can provide a historical homeowner with assistance with techniques to preserve their homes. Commissioner Dupont-Diehl said that she is reluctant to send the applicant back to do more research when they have followed the letter of our regulations and to have them explore other options when it is not required. Commissioner Raney stated that her only concern about these windows, is that the project will end up like the vinyl ones installed on Palisado, which look horrible. Commissioner Rubino said that these windows looks like they would belong there, where the other house the windows did not. Commissioner Rubino stated that with the

external dividers it would make the windows look more appropriate and getting rid of the storm windows would also help. Commissioner Rubino explained that the Commission should really consider this application since the intent is good and the Commission cannot be bias because a bad decision was made in the past.

Commissioner Dupont-Diehl said that the application meets the guidelines and can be amended to have the color be the same if needed with the external divided to be added. Some of the Commissioners feel that more information is needed and it would be helpful to the applicant. Mr. Moulton stated that the Commission approved vinyl windows at a house on the corner of Kennedy Rd. and Palisado Ave which sets a precedence that vinyl windows should be allowed to be installed.

There was motion from Commissioner Raney to close the public hearing and a second from Commissioner Hinckley, but no vote was taken which means public hearing is still open. Asst. Town Planner Sealy asked if the Commission would like to continue the meeting. The Commission had a discussion about the application.

Commissioner Rubino motioned to continue the meeting, but no first or second motion and it was unanimously passed; 5-0-0.

B. 107 Palisado Ave. – Playground Relocation, 1st Church Windsor

Kate Bodmer, Director FCELC was present and addressed the Commission. Mrs. Bodmer explained that First Church would like to relocate the playground and fence in between Pierson House and The Early Learning Center. Mrs. Bodmer said that the fence is located fifteen feet from Pierson House.

Commissioner Hinckley asked what would happen to the old playground area. Mrs. Bodmer stated that the fencing would be taken down and grass planted. The chain-link fence would be totally removed and a new fence installed.

Asst. Town Planner Sealy asked if any means of egress is being fenced in. Mrs. Bodmer stated that none would be fenced in. Mrs. Bodmer said that a gate attached to the new fence would be installed. Asst. Town Planner Sealy stated that a clearer site plan is needed for the site plan application, but he would work with Mrs. Bodmer on it. Mrs. Bodmer said that the playground should be completed by the summer. Mr. Sealy stated that the commission should state for the record, the reason for approving a chain-link fence. Commissioner Rubino stated that the unique nature of the application and purpose for the fence and the existing fence currently on the site, were the determinations for approving a chain link fence.

Motion: Commissioner Dupont-Diehl moved to approve 107 Palisado Ave. – Playground Relocation, 1st Church Windsor as proposed with the new chain-link fence. Commissioner Cassidy seconded the motion and it passed unanimously 5-0-0.

III. Old Business

Commissioner Dupont-Diehl stated that not only the handbook should be reviewed at the March meeting, but the application itself. Commissioner Hinckley stated that the Connecticut Trust had given us examples. Commissioner Rubino said that he would also like to see a website available to the public. Asst. Planner Sealy said that it would be beneficial to have a

check list with the application. Commissioner Hinckley stated that the brochure would also be helpful.

Commissioner Yeich asked if the complaint she received about the First Church could be discussed. Commissioner Yeich stated that there are large signs being displayed at the Church. Asst. Town Planner Sealy stated that it could be a matter of freedom of speech and the Commission should be cautious in enforcing sign regulations when it pertains to protected speech. Asst. Town Planner Sealy said that he thought the complaint was about how to attend virtual meeting signs, which do exceed the size regulations. Asst. Town Planner Sealy stated that there is an executive order related to signage for restaurants and if the commission could apply the same logic because of COVID. Commissioner Dupont-Diehl agreed with Asst. Town Planner Sealy and wanted to know what our policy is about anonymous complaints. The Commission had a discussion about signs and enforcement. Commissioner Rubino stated that the person who made the complaint should be contact the Planning and Zoning Department.

- IV. Miscellaneous
 - A. Meeting days & time
- V. Adjournment

Motion: Chairman Raney made the motion to adjourn at 8:20 PM. Commissioner Dupont-Diehl seconded and it passed unanimously 5-0-0.