

**MINUTES  
WINDSOR HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
OCTOBER 18, 2023  
HYBRID MEETING, ROSE ROOM, TOWN HALL  
275 BROAD STREET, WINDSOR, CONNECTICUT**

Present: Commissioner Raney, Commissioner Dupont-Diehl, Commissioner Reardon and Commissioner Yeich.

Also Present: Christopher Watts, Homeowners  
Prudencio Olmos, Homeowner  
Dave Welch, Welch Roofing  
Timea Fodor, Trinity Solar  
Todd Sealy, Assistant Town Planner

Commissioner Raney called the meeting to order at 6:35 PM

I. New Business

A. Minutes

- Minutes June 7, 2023

**Motion: Commissioner Yeich moved to approve the Minutes of June 7, 2023 as amended. Commissioner Dupont-Diehl seconded the motion and it passed 3-0-1, with commissioner Reardon abstaining.**

B. Informal discussion: 336 Palisado - Roof replacement materials

Mr. Sealy informed the commission that he had put an additional item on the agenda as an addendum. The homeowner at 336 Palisado had requested an informal discussion with the commission on replacing a wood shingle roof. Prudencio Olmos, homeowner of 336 Palisado, and David Welch, the owner of Welch Roofing were promoted to the panel. Mr. Olmos stated that the roof is about 17 years old and that they were experiencing some leaking. Commissioner Raney asked the contractor if they have run into this situation before. Mr. Welch stated he has run into this scenario but in other towns. Mr. Welch stated that he has had a similar proposal in Wethersfield. Commissioner Yeich asked Mr. Welch if he had reviewed the historic district handbook, Mr. Welch stated he had not. Commissioner Dupont-Diehl suggested contacting Doug Shipman. Commissioner Raney asked Mr. Welch what his recommendation to the homeowners was, based on his experience with Wethersfield. Mr. Welch stated his recommendation was to remove the existing wood shingles and install a GAF timberline architectural shingle of a similar color and pattern. Mr. Sealy read the historic district handbook's recommendation for roof replacement. Commissioner Raney said that in the past contractors would bring in the product for the commission to review. Mr. Welch said he would be able to drop off sample boards of the shingles. Commissioner Raney asked if the

homeowners had reviewed the shingles and if they approved. Mr. Welch stated that they have seen the shingles and were in favor of them. Mr. Welch stated that the cost of replacing the wood shingles was going to be three times as much as the asphalt shingles and the wood shingles would need to be replaced on wood shingles is about 17 years. The commission recommended that they submit an application and samples to the planning departments and the commission would come to view the samples.

## II. Public Hearings for Certificate of Appropriateness

Mr. Sealy read the legal notice into the record.

### A. Certificate of Appropriateness: 257 Palisado, Solar panels, Watts

Mr. Sealy promoted Christopher Watts, the homeowner at 257 Palisado and Timea Fodor, a representative from Trinity Solar to the panel. Ms. Timea reviewed the documents submitted with the application. The application is for 9 solar panels installed on the front of the home. Ms. Timea pitch of the roof is 14 degrees which would make the panels extend 1½" off the roof. She stated that the inverter and the shut off switch would be on the side of the house, next to the other mechanical units. Ms. Timea said the panels are black on black. Commissioner Raney asked what the photo with the green columns is showing. Ms. Timea stated that the green columns is a representation of the trees around the home, this gives the clients an idea of how much sun the panel will received. Commissioner Yeich asked if the shut off switch and inverter would protrude from the side of the house. Ms. Timea said it would stick out as far as the existing Eversource meter. Ms. Timea gave a quick history of the company which has been in business for 20 years as a family operated company. Mr. Watts added that the roof was redone a few years ago and that it seemed like the right time to add the solar panels.

**Motion: Commissioner Dupont-Diehl moved to approve the application for 257 Palisado Ave., solar panels, as proposed. Commissioner Yeich seconded the motion and it passed unanimously 4-0-0.**

### B. Certificate of Appropriateness: 118 Palisado, Gutters, Town of Windsor

Mr. Sealy stated that he was asked to present the project to the commission. He stated that the town is looking to replace the gutters on the Loomis Chafee house. The current gutters are the standard square gutters and the town is looking to replace the gutters with round gutters. The round gutters would be more historically accurate than the square gutters. Mr. Sealy stated that he was provided two photos from Doug Shipman at the Windsor Historical society that showed the original gutters being rounded. The commission had a discussion about if replacing gutters warranted a certificate, if the appearance is substantially the same. Commissioner Yeich read the section of the handbook that references gutters.

**Motion: Commissioner Dupont-Diehl moved to approve the application for 118 Palisado Ave., gutters, as proposed. Commissioner Reardon seconded the motion and it passed unanimously 4-0-0.**

III. Old Business

A. Solar Regulations

Mr. Sealy presented some of the solar research that had been compiled by Andrea Marcavitch. Mr. Sealy ran through the different historic district regulations regarding whether or not solar projects need a certificate of appropriateness. He focused on City of Hartford's solar regulations, which included criteria for determining whether or not solar panels are permitted by right or by a permit. Mr. Sealy stated that he is not expecting to rewrite the regulation tonight but with some guidance from the commission, he can do so in the near future. The commission had a discussion about the research and noted that including tonight, three solar panels have been approved in the district.

IV. Miscellaneous

A. 2024 Meeting Schedule

**Motion: Commissioner Yeich moved to approve the 2024 meeting schedule as proposed. Commissioner Dupont-Diehl seconded the motion and it passed unanimously 4-0-0.**

V. Adjournment

**Motion: Commissioner Dupont-Diehl made the motion to adjourn at 7:19 p.m., Commissioner Yeich seconded the motion and it passed unanimously 4-0-0.**