

**MINUTES  
WINDSOR HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
NOVEMBER 15, 2023  
HYBRID MEETING, ROSE ROOM, TOWN HALL  
275 BROAD STREET, WINDSOR, CONNECTICUT**

Present: Chairman Rubino, Commissioner Raney, Commissioner Grant-Yonkman and Commissioner Yeich.

Also Present: Karen Groenstein, Homeowner  
Eric Groenstein, Homeowner  
Prudencio Olmos, Homeowner  
Dave Welch, Welch Roofing  
Sam Hinckley, Homeowner  
Marcia Hinckley, Homeowner  
Todd Sealy, Assistant Town Planner

Commissioner Raney called the meeting to order at 6:35 p.m.

I. New Business

A. Minutes

- Minutes October 18, 2023

**Motion: Commissioner Yeich moved to approve the Minutes of October 18, 2023 as amended. Chairman Rubino seconded the motion and it passed 3-0-0, with commissioner Raney having technical issues.**

II. Public Hearings for Certificate of Appropriateness

Mr. Sealy read the legal notice into the record.

A. Certificate of Appropriateness: 276 Palisado – Generator and 200 amp service, Groenstein

Homeowners Eric and Karen Groenstein of 276 Palisado were present. Mr. Groenstein explained that they would like to install a whole house generator and that they had decided to place the generator to the right of their sunroom, which places it behind the fence and will be hidden. He added that the fence and generator will be the same color and will be 5’ away from the house.

Commissioner Yeich asked him to repeat where the generator would be located. Mr. Groenstein stated that it will be placed on the side of the house and hidden behind a 4-foot fence.

Chairman Rubino asked if it was the right-side of the house facing it from the front. Mr. Groenstein said yes.

Assistant Town Planner Sealy showed the Commissioners on Zoom pictures of where the generator would be located.

Chairman Rubino asked if it would be natural gas and if they have service on that side of the house. Mr. Groenstein said yes and that they do not have service on that side and that they would be running it through the basement. He thought it would look nicer and no additional landscaping would need to be done in front of the home with it being place on the side of the house.

Commissioner Yeich asked if there was a noise factor and if the generator was noisy. Mr. Groenstein responded that they are quieter than a regular gas generator. He said he did not have the decibels information to share. He said it will self-tests once a month for a few minutes but other than when the power is out, it will not make noise.

Mr. Sealy added that generators are excused from the noise ordinance because they should only be operating during an emergency situation.

Mr. Sealy shared a street view location of the home, so commissioners could see where it would be placed.

Chairman Rubino said there are plantings in front of the fence and is located a distance from the road and behind the fence. He thought it would be unlikely that anyone would notice it.

Commissioner Yeich asked if it was a town requirement that it be 5' away from the house. Mr. Sealy said that it is a building code requirement to prevent carbon monoxide poisoning.

**Motion: Chairman Rubino moved to approve the application for 276 Palisado Ave., generator and 200 amp service, as proposed. Commissioner Yeich seconded the motion and it passed unanimously 3-0-0.**

B. Certificate of Appropriateness: 336 Palisado - Roof replacement, Olmos Homeowner Prudencio Olmos and David Welch of Welch Roofing were present via Zoom. Commissioners agreed that they liked the shingles proposed. Mr. Sealy asked Mr. Olmos to talk about the color of the shingles. Mr. Olmos said they plan to use the sample they submitted.

Chairman Rubino asked if that was like a charcoal color and Mr. Olmos said yes.

Chairman Rubino asked if it was an architectural shingle and Mr. Olmos said yes.

Chairman Rubino asked if the shingles would be replaced on just the house or would include the barn as well. Mr. Olmos said it would be the house, the barn and the breezeway.

Mr. Sealy asked them to talk about the decision to use architectural tiles versus cedar tiles. Mr. Welch said from a cost perspective the asphalt shingle is rated for a lifetime, which according to legal terms is 50 years. He said asphalt shingles run about 40% of the cost of what a cedar roof would be and this particular roof only lasted about 18 years. He stated that a cedar roof would cost \$120,000 where an asphalt shingle would only cost them \$30,000 or \$40,000 and the cedar roof does not last as long as the asphalt shingle. Mr. Welch also added that the asphalt shingles come with warranties where the cedar, being a wood product, does not come with a warranty.

Mr. Olmos discussed that gutters need to be installed on the home because when they get a significant rainfall they get water in their basement.

Commissioner Yeich asked if there were ever gutters on the house. Mr. Olmos said he had only owned the home for 4 months but said there have not been gutters in the last 18 years when the last roof was replaced.

Commissioner Raney said that she could not recall there ever being gutters on the house and she asked if they had thought about the design of the gutters. Mr. Welch said he dropped off a brochure to Town Hall on the gutter as well as samples of colors available.

Commissioner Grant-Yonkman asked what color they proposed to use. Mr. Olmos said that they would go with white to match the current fascia trim boards that are installed.

**Motion: Commissioner Yeich moved to approve the application for 336 Palisado Ave, Roof replacement, as proposed. Commissioner Grant-Yonkman seconded the motion and it passed unanimously 4-0-0.**

C. Certificate of Appropriateness: 209 Palisado – Roof replacement, Hinckley Homeowners Samuel and Marcia Hinckley were present and reviewed their application. Mrs. Hinckley said that they are looking to replace the roof on their barn and have chosen architectural shingles in the color of weathered wood. She had a sample and shared with the Commission.

Chairman Rubino asked if the barn was visible from the road. Mrs. Hinckley said that there are trees that block the view of the barn but if there were no trees, she thought people could probably see it.

Chairman Rubino asked about the age of the barn. Mrs. Hinckley believed it was late 1880s.

Chairman Rubino asked if it was acting like a garage right now. Mrs. Hinckley said that it is not being used right now.

Commissioner Yeich asked about its location and Mr. Sealy brought up images on the screen.

Mrs. Hinckley explained that they have plans to have someone work on the barn and replace the windows and seal the building up so no one can get in there.

Chairman Rubino asked if the barn was structurally able to accommodate the weight of a new roof. Mrs. Hinckley said yes and that they have had a structural engineer look at the barn. She said it is cabled inside and is stable.

Commissioner Yeich asked if they were also adding gutters. Mr. Hinckley said that it has gutters on it and Mrs. Hinckley added that they are not functioning and had not thought to add gutters to the application.

Chairman Rubino did not think replacing gutters that were already there required an application as long as there was no change in materials used.

Chairman Rubino asked if the barn was on a slab and Mrs. Hinckley replied no, it is on corner posts.

Commissioner Yeich asked what it was originally used for. Mrs. Hinckley said she thought it was a sheep barn.

**Motion: Commissioner Raney moved to approve the application for 209 Palisado, Roof replacement, as proposed. Chairman Rubino seconded the motion and it passed unanimously 4-0-0.**

III. Old Business – None

IV. Miscellaneous – None

V. Adjournment

**Motion: Commissioner Yeich made the motion to adjourn at 7:14 p.m., Commissioner Raney seconded the motion and it passed unanimously 4-0-0.**