

**HARWINTON HISTORIC DISTRICT & HISTORIC PROPERTIES COMMISSION**  
**MINUTES OF MEETING**

Tuesday, February 21, 2012 – 7:00 pm

**Present:** Peter Brazaitis, Bree Gurin, Greg Marshall, Roger Plaskett, Carole Romano. Jennifer Grady (*arrived 7:30 p.m.*)

Also present: Brian Nedley, Peter & Cathleen Neag, and Eric Strachon.

With a quorum established, the meeting was opened at 7:05 p.m. by Chairman Carole Romano.

**MINUTES**

Minutes of the January 17, 2012 meeting were approved as submitted.

**NEW BUSINESS**

An **application for Certificate of Appropriateness** has been received from Peter and Cathleen Neag for new construction on Harmony Hill Road, between lots #26 and #40. Mr. and Mrs. Neag and their builder, Mr. Eric Strachon of Custom Home Builders, were present for the prehearing. Their application included preliminary plans and a letter from the TAHD. The proposed work will be for a four bedroom colonial, approximately 3,454 square feet. A fence will be attached to one side of the house. The house will be set back from the road 300 feet, situated in line with the adjoining properties on either side. The home will be custom built with three bedrooms plus an in-law apartment built within the home. A four car garage will be on the north side with barn doors. There will be no sheds on the property. The roof will be 30-year GAF asphalt shingles and the siding will be vinyl shakes with some stone trim in the front. The driveway will be gravel and processed stone. Construction is planned for early April and will take approximately six to seven months to complete. With no further questions, the prehearing was closed. All members present were in agreement to proceed with a public hearing for the March meeting. A legal ad will be placed in the *Republican American* and certified letters will be sent to property owners within 200 feet.

**DISCUSSION OF CANDIDATE FOR ALTERNATE POSITION**

Carole introduced Mr. Brian Nedley of 40 Harmony Hill Road. Brian has expressed an interest in joining the Commission, which currently has an opening for an alternate member. Mr. Nedley submitted his resume for review as required by C.L.G procedures.. After some discussion, all members present were in favor of accepting him as an alternate. A letter will be sent to the Board of Selectmen recommending his appointment.

**90 HARMONY HILL ROAD**

Roger Plaskett recapped the history of the "Jonathan Brace House" up to its current status. A letter Roger had written on February 3, 2012 to First Selectman Michael Criss regarding the Commission's concerns with the property was read. Mr. Criss replied with a letter on February 13, 2012 and expressed his concern about working with the Commission on this matter. He has forwarded Roger's letter and current ordinance, along with the drafted blight ordinance, to the Town Attorney.

**ZONING**

Zoning chairman Peter Brazaitis will be invited to attend next month's meeting to discuss enforcement of our sign policy for such occurrences as the multiple situations at 2 South Road and political signs in general.

### **NEW BUSINESS**

Carole reported that she has received a questionnaire from the Office of Policy & Management and the State Historic Preservation Office for the Commission to complete regarding a new home being built on Fox Run Way in Harwinton (not under the HDC jurisdiction). Since the property in question is not historically significant and is not located in the district, Bree Gurin will respond with a "No" to all questions and return the form to the Office of Policy & Management and the State Historic Preservation Office.

Carole also mentioned two recently published news items. The first is the court decision in Litchfield regarding the dismissal of a lawsuit by a religious group against Litchfield's Historic District Commission. The second was a recent ruling in a Connecticut town making it illegal for a town zoning officer to step on private property to check for violations..

### **HARWINTON HOUSE**

Roger updated the Commission on the current status of the Harwinton House.

### **WEBSITE UPDATE**

Roger reported 1,376 hits on his website [harwintonhistory.com](http://harwintonhistory.com).

### **SIGN UPDATE**

Nothing to report.

With no further business to discuss the meeting was adjourned at 8:04 p.m. The next regular scheduled meeting will be held on March 20, 2012 at 7 p.m. which will include a public hearing for Peter and Catherine Neag for their new construction on Harmony Hill Road.

Respectfully submitted,

Joann Hohensee, Clerk  
Historic District & Historic Properties Commission

RECEIVED FOR RECORD AT HARWINTON, CT  
ON 2-24-12 AT 11:15 AM  
ATTEST: PATRICIA K. WILLIAMSEN, TOWN CLERK