

**Historic District &
Historic Properties Commission
Minutes for Tuesday, June 21, 2016 – 7:00 PM**

Present: Power Booth, Peter Brazaitis IV, Joann Hohensee, Carole Romano

Absent: Bree Gurin, Greg Marshall

Meeting called to order at 7:03 PM by Chairman Carole Romano. Power Booth seated as Regular for Greg Marshall. Quorum established.

Minutes of April 2016 were approved as submitted.

New Business –

1. **PRE-HEARING** – An application for Certificate of Appropriateness was received from Marvin McMillen and Victoria Elliot, 10 Litchfield Road for installation of 48 LG Neon 2 Black solar panels across the south facing roof on the front side of the house facing Litchfield Road. Application package included photographs of the home and roof from various angles, product information, and drawing of the project. Ms. Elliot was present along with the contractor, Tyler Cazzetta from C-Tecsolar of Bloomfield. The home has a geo-thermal heating system in place and the homeowner wants to install the solar panels to reduce energy costs/consumption and establish a greener environment. The contractor presented his product, explained the technical aspects of the system and answered the Commission's questions. Discussion included how panels are fastened to the roof; what happens if a new homeowner wants them to be removed; what damage to the roofing materials underneath was done by the installation; what happens when a new roof is required; weight on the roof; color of hardware; will there be any permanent fixtures affixed to the roof for servicing and/or maintenance of the panels.

- ▲ Panels will be visible from the South Road intersection, and somewhat less visible coming down Center Hill heading west. Trees will block the view of the roof at least 6 months of the year. Roof shingles are gray, panels are black.
- ▲ Panels will be black and approximately 3 ½ feet by 5 feet in size, with black steel hardware. Weight is approximately 35 pounds per panel. Panels will be installed flat and will not alter the slope of the roof.
- ▲ Two alternate sites on the property were not considered viable options for free-standing panels.
- ▲ Approximately 15 years remain on the present roof. When a new roof is necessary, the panels will be removed.
- ▲ Solar panels will be fastened to the roof on a rack & rail and will sit about one inch above the roof shingles for circulation.
- ▲ Panels have a 25-year warranty with little or no maintenance.
- ▲ No gutters are on the south side where panels will be installed.
- ▲ Panels are set back 6 inches to 1 foot away from the edge of the roof.
- ▲ Wiring will go through the attic and down the inside of the house. Little or no hardware will be visible.
- ▲ Life cycle of these solar panels is 40-50 years.

The Commission explained the procedures for obtaining a COA and that this project will require a public hearing. The homeowner felt that this solar project should be exempt from any Historic District approvals. The Commission requested that photos of historic homes that C-Tecsolar has installed solar panels on be brought to the public hearing next month and a sample of the product was also requested.

A public hearing will be scheduled for July 19, 2016 at 7:00 PM. Certified letters will be mailed and a legal ad will be placed in the Republican American newspaper.

2. The new owner of Charter Oak Farm, just below the T.A. Hungerford Museum on Burlington Road (but not in the district), has requested information on becoming an “historic property.” Bree Gurin will contact the homeowner with information.

Other Business

Terms for alternate Bree Gurin and regular Carole Romano will expire June 30, 2016. They will notify the Town Clerk about renewing for another term.

With no further business to discuss the meeting was adjourned at 8:40 PM. The next regular scheduled meeting will be held on Tuesday, July 19, 2016 at 7:00 PM.

Respectfully submitted

Joann Hohensee, Secretary
HD&HPC

RECEIVED FOR RECORD AT HARWINTON CT
ON 06/28/16 AT 1:00 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK