

Harwinton Historic District & Historic Properties Commission Minutes of Meeting, Tuesday, August 16, 2016

Present: Power Boothe, Bree Gurin, Joann Hohensee, Greg Marshall, Carole Romano

Absent: Peter Brazaitis IV

Alternate Bree Gurin was seated as a regular member for Peter Brazaitis.

Quorum established. Meeting was opened at 7:05 PM by Chairman Carole Romano

I

Pre-Hearing for Victoria Elliot, 10 Litchfield Road

An application for a Certificate of Appropriateness was received from Ms. Elliot for replacement of the roof on the back side of her garage that will include the addition of 2 skylights. Ms. Elliot explained that there are two garages on the property, a 3-bay garage built in the 1950s and an older detached garage. The roof replacement will be done on the older garage with the addition of the aforementioned skylights. Contractor is T.C. Roofing of Harwinton. Photos of the garage were made available.

The present asphalt shingled roof will be replaced with like materials: a 30-year, dark gray asphalt architectural shingle. Since there will be no change in materials, this work is considered to be maintenance and no public hearing will be necessary. A Certificate of Appropriateness for the roof replacement was approved.

In addition, two non-opening skylights will be added to the back side of the garage. Each one is 24"x24" and approximately 2" high. They will lie flat against the roof. The purpose of the skylights is to increase the amount of light, not ventilation. Because of their location on the back of the garage, the skylights will not be visible from either North Road or Litchfield Road. A motion was made by Greg Marshall and seconded by Joann Hohensee to forego a public hearing since the skylights will not be visible from the road. A Certificate of Appropriateness for the skylights was approved.

II

Pre-Hearing for Greg Martinotti, 71 Harmony Hill Road

An application for a Certificate of Appropriateness was received from Mr. Martinotti for the installation of a roof mounted Photovoltaic Solar Array, consisting of thirty-nine Jinko 265 watt panels. Photographs, blueprints and product information were made available for review. Mr. Kenneth Wilhelm, a representative of Direct Energy Solar of Middletown, was present on behalf of Mr. Martinotti who was unable to attend the meeting. Mr. Wilhelm explained that 12 panels will be installed on the garage facing south – 6 panels will be installed in between the dormers with 3 panels on each side. 27 panels will be located on the back side of the house facing west and will not be visible. There will be no panels installed on the the front but some of the other panels will be visible from the street. Each Jinko panel is approximately 64"x 39", 1 ½ thick, and sits 3 to 4 inches off the roof. Eversource requires a "utility disconnect" box (8" x 10") which must be located within 10 feet of the hardware and this box will be located in the front of the house. Greg Marshall questioned the placement of the panels over the garage, asking if it would be possible to move the 3 visible panels to a less visible location. Mr. Wilhelm said the design is not set in stone and it would be possible, if the homeowner approved, to redesign those 3 panels so they were less visible from the road. He will contact the homeowner to discuss the redesign. If Mr. Martinotti agrees to a redesign of the panels on the garage so they are not visible from the road, a public hearing would not be required. If a redesign is not possible, and the panels will be installed as currently planned, a public hearing will be scheduled for September 20th. Chairman Romano explained that the Commission always tries to work with homeowners to find a mutually acceptable arrangement. Mr. Wilhelm will contact Chairman Romano by email or phone to inform her of Mr. Martinotti's decision. A motion was made by Bree Gurin and

seconded by Greg Marshall to hold a Special Meeting at Town Hall with the homeowner and/or contractor on Wednesday, August 24th if the redesign of the 3 panels is agreed upon, in order to expedite the application process. The pre-hearing was closed at 7:45 PM. and the regular meeting was opened.

III

Approval of Minutes

A motion to approve the minutes of the Tuesday, July 16, 2016 public hearing as submitted was made by Bree Gurin and seconded by Greg Marshall. All in favor.

A motion to approve the minutes of the Special Meeting held on Wednesday, July 24, 2016 as submitted was made by Bree Gurin, seconded by Joann Hohensee. All in favor.

IV

Membership

Carole Romano has renewed her membership for another 5-year term ending in 2021. Bree Gurin has also renewed her membership as an alternate, and the Commission has requested the Board of Selectmen to reinstate Ms. Gurin as a regular member. The Commission is awaiting their decision and if Bree is reinstated, a vacancy would then exist for an alternate member.

V

Solar Discussion

Bree Gurin is researching solar shingles and other available alternative solar products. It was agreed that our handbook will have to be updated to include information about solar energy. A motion was made by Carole Romano and seconded by Greg Marshall that we will continue to research alternative solar products and investigate the possibility of inviting representatives from other vendors to one of our meetings to present information on alternative solar products. A motion was made by Bree Gurin and seconded by Joann Hohensee that when our research is complete, we will discuss the best way to disseminate the information to town residents.

VI

Other Business

Ms. Wendi King, the new homeowner of 17 Harmony Hill Road, contacted Carole Romano about replacing the roof on her barns. She will be replacing with like materials, asphalt to asphalt, thus no public hearing will be required. However, Carole requested that Ms. King fill out an application for a Certificate of Appropriateness and submit some photos of the barns along with product information to be placed on file.

All members present agreed that the Commission will review our by-laws and make any changes required to bring us into alignment with state statutes. We will begin reviewing the by-laws at the September meeting if possible.

With no further business to discuss, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Joann Hohensee, Secretary
Harwinton Historic District & Historic Properties Commission

RECEIVED FOR RECORD AT HARWINTON CT
ON 08/22/16 AT 1:30 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK