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**FARMINGTON HISTORIC DISTRICT COMMISSION  
MEETING MINUTES**

April 17, 2018

Present at this meeting was Chairman Bombara, Commissioners Calciano, Haviland, Holden, O'Leary, Alternate Commissioners Marchese (in at 4:16p.m.) and Sanford and Town Planner and Clerk. Chairman Bombara called the meeting to order at 4:00 p.m. Town Council Liaison Charette was also present.

**PUBLIC HEARINGS**

Suzanne Carpenter – 26 Tunxis Street

Application for Temporary Certificate of Appropriateness to install solar panels on house located at 26 Tunxis Street. Secretary Calciano read the legal notice for this application into the record. Mike Farrell, Trinity Solar, presented the proposed Series 100 Residential Roof Mount System on the portion of the roof facing Tunxis Street, and the east and west side of the garage roof. The panels are all black and associated mechanicals will be installed alongside the existing electric meter. The Commission asked clarifying questions about location of the panels and equipment.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 4:05 p.m.

Upon a motion made and seconded (Haviland/Calciano) it was unanimously

VOTED: To approve the Suzanne Carpenter application for Temporary Certificate of Appropriateness to install solar panels on house located at 26 Tunxis Street as presented and on file in the Planning Office.

Knight Architecture LLC – 154 Main Street

Request to modify exterior building material for single-story addition to house an accessible restroom at 154 Main Street. Secretary Calciano read the legal notice for this application into the record. George Knight, Knight Architecture LLC, reviewed presented photos of other buildings in the area with architectural features clad with metal. They propose to use a material clad in zinc on the single story addition compatible with metals in the area. The zinc will oxidize over time. Nikolaos Tombras, Knight Architecture, provided a sample of the proposed material for inspection by the Commission. The applicant was previously before the Commission informally for feedback on the proposed material and there were no concerns expressed by the membership.

There was public comment in favor or in opposition to the application.

The public hearing closed at 4:16 p.m.

Upon a motion made and seconded (Calciano/Haviland) it was unanimously

VOTED: To amend the Knight Architecture LLC Temporary Certificate of Approval to modify the exterior building material to the zinc material presented for the single-story addition to house an accessible restroom at 154 Main Street.

School Street Enterprises LLC – 25 Hatters Lane

Application for Temporary Certificate of Appropriateness to replace driveway, rebuild stonewall, replace siding, replace screens, doors and windows, roofing, and replace garage doors at 25 Hatters Lane. Secretary Calciano read the legal notice for this application into the record. Dan Morgan, owner, stated he is conducting a complete renovation of the house and garage. The project includes replacement of roof material on the rear of the house and detached garage with GAF architectural shingles to match existing roof; replace cedar shingles on front of house with the same material; replace rotted trim with PVC or boral material keeping the same dimensions; roof on the existing bay window on the front of the house is proposed to change existing metal roof to a shingled roof; existing screened porch is all rotted and will be renovated keeping the same dimensions and layout as shown in photographs submitted; replace two second story windows above bay window on front of house with vinyl 2 over 2 windows; replace rake trim; garage siding and trim replace with same cedar siding and trim PVC or boral material; garage doors will be replaced with same panel layout door and if approved would like to add a row of windows; move electric service meter off front of house to the side of the house; replace slider on the back of the house in the master bedroom with same size; replace side kitchen door with a fiberglass door. The Commission reviewed each item and commented they would prefer the kitchen door be replaced with a wood door, the windows replaced with Lincoln clad windows and after further discussion the number of divided lites shall be appropriate for the size of the window and its relationship to the bay window below them; garage door with the same panel design is acceptable with a row of windows.

Ann Newbury, 23 Hatters Lane, spoke in favor of the application.

The public hearing was closed at 4:44 p.m.

Upon a motion made and seconded (Haviland/Holden) it was unanimously

VOTED: To approve the application for Temporary Certificate of Appropriateness to replace driveway, rebuild stonewall, replace siding, replace screens, doors and windows, roofing, replace garage doors and move electric service meter at 25 Hatters Lane as presented and on file in the Planning Office.

St. Patrick's Church Society – 110 Main Street

Application for Temporary Certificate of Appropriateness for addition to church, expansion of parking area and related work at 110 Main Street. Secretary Calciano read the legal notice for this application into the record. Ray Giolitto, AIA, Northeast Collaborative Architects, introduced the accessibility project for St. Patrick's Church which includes an addition and an expanded parking area with related site work. The addition is proposed behind the existing church and rectory connecting the two spaces. John Stewart, Senior Project Director, CR3 LLP, reviews details of the site plan; building

addition, courtyard, walkways, landscaping and parking area. Parking details included parking space layout, handicap parking, service area, bicycle parking area and a drop-off area to the new accessible entrance from the parking area. Mr. Stewart provided details regarding walkways and ramps and then clarified the grade change between Main Street and the rear property line. The landscape plan retains the green space along Main Street and a mix of evergreen and deciduous plantings are proposed at the top of the slope, within the parking islands and around the parking area. Mr. Stewart presented details regarding the retaining wall to the rear of the property and commented the existing fence will be removed, stockpiled and then reinstalled. Mr. Stewart commented given the proposed design/layout of the landscaping and parking area vehicles traveling on Main Street typically won't be able to look down into the parking area. Mr. Giolitto presented the photometric plan and proposed light fixtures. Material samples were presented and provided to the Commissioners for examination. The Commissioners asked for specific information regarding new windows and doors; discussed architectural design details of proposed vents and a large north facing window. A discussion continued regarding building materials and lighting. There was further discussion regarding having the ability to adjust the lighting. The Commission discussed the parking lot size; the applicant responded it is designed to meet the requirements of the zoning regulations off-street parking standards.

Loftus Jestin, 103 Main Street, spoke in favor of the addition but expressed concern that the parking lot will be visible from Main Street and suggested a berm and additional plantings will hide it from view.

Timothy Smith, 126 Main Street, stated he had no major concerns with the addition but expressed concern with the parking lot expansion.

Father Barry commented they will try to add as much greenery as possible and that they would like to retain the existing green space along Main Street.

Beverly Munchesen, parishioner, spoke in favor of the project.

Susan Chudwick, parishioner, spoke in favor of the project.

Dave Edwards, parishioner, spoke in favor of the project.

The Commission further discussed parking; current zoning regulations require one space for every four seats. When asked if the expectation is to eliminate parking on Main Street Father Barry responded he would like to have enough spaces so they can install no parking signs on Main Street. Mr. Stewart discussed drainage impact; parking lot surface; underground storm water storage designed to collect and slowly discharge storm water. Mr. Stewart also clarified the Anderson Series E aluminum clad windows will be installed. Chair Bombara stated a letter was received from Loftus Jestin, 103 Main Street for the record.

The public hearing was closed at 6:32 p.m.

Upon a motion made and seconded (Holden/Calciano) it was unanimously

VOTED: To approve the St. Patrick's Church Society application for Temporary Certificate of Appropriateness for addition to church, expansion of parking area and related work at 110 Main Street as submitted and on file in the Planning Office with the following conditions:

1. The applicant shall come back to the Commission with alternate architectural design feature for the large rectangular window on the northwest wing;
2. Light fixtures shall be Smart lights that are dimmable; and
3. New windows shall be Anderson E Series aluminum clad divided light.

### **STAFF REPORT**

Town Planner Warner updated the Commission on the Farmington Bank ramp project. The bank has responded to the inquiry that they due to budget issues they were unable to move forward with the project at this time.

### **OTHER BUSINESS**

No Other Business.

### **MINUTES**

Approval of the minutes from the March 27, 2018 special meeting.

The meeting adjourned at 6:32 p.m.

*SJM*