

FARMINGTON HISTORIC DISTRICT COMMISSION  
REGULAR MEETING

December 20, 2022

Present for the online web conference was Chair Calciano, Commissioners Bombara, Lawson, Mix, Phelan and Alternate Commissioners Gemski, Renehan and Sanford. Town Planner Rutherford, Clerk Michaud were also present. The meeting was called to order at 5:00 p.m.

Present in the Development Wing conference room were Town Planner Rutherford, Clerk Michaud and Chair Calciano. All others were present online.

Secretary Phelan read the legal notice into the record.

**PUBLIC HEARINGS**

**Farmington Historic District Study Report**

Assistant Town Planner Garrett Daigle, present in the Development Wing conference room, presented the study report for the proposed addition of historic properties 11 Waterville Road and 26 Waterville Road. These homes were constructed by Noah Wallace and are Colonial Revival style homes. If the Commission supports the addition of these two properties to the Farmington Historic District, the property owners have thirty (30) days from this public hearing to submit a notarized written objection to joining. After thirty days have passed, the final report, historic district map and proposed Town Ordinance revision are submitted to the Town Council for adoption. Town Planner Rutherford reviewed the guidelines and process Temporary Certificate of Appropriateness. Commissioners commented both properties are good additions to the District.

Written correspondence from Historic Preservation Council dated December 7, 2022 recommended approval of the addition of 11 Waterville Road and 26 Waterville Road.

October 12, 2022 the Town Plan & Zoning Commission voted to forward a positive referral in support of this expansion report.

The owners of 11 Waterville Road and 26 Waterville Road were on-line for the presentation, and both made statements / asked clarifying questions that staff addressed.

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

The public hearing closed at 5:12 p.m.

Upon a motion made and seconded (Bombara/Renehan) it was unanimously

VOTED: To approve the Farmington Historic District Study Report dated August 2022 concerning addition of historic properties 11 Waterville Road and 26 Waterville Road as submitted.

## **INFORMAL REVIEW**

### **Bank of America – 781 Farmington Avenue**

Town Planner Rutherford said the purpose of this informal presentation was for the Commissioners to determine if a formal application is necessary. Amanda Johnson, present on-line, presented photos of the existing façade and a proposed upgrade. The proposal is to replace the pebble concrete panels with an applied textured stucco over the panels. The existing light fixtures will be removed to do the work and then reinstalled. The Commissioners asked some general clarifying questions and then determined a formal application would be needed. Additional information needed with the application is a sample of the textured stucco, a written summary of why they can't replicate what is there, and an explanation of what the problems are with the existing façade.

## **OTHER BUSINESS**

### **Election of Officers**

Town Planner Rutherford noted members voting on the election of officers were Calciano, Bombara, Lawson, Mix, Phelan and these same members were eligible for officer positions. Commissioner Bombara voiced a point of order that he believed the alternate members are permitted to participate fully in the election of officers. Town Planner Rutherford acknowledged the point of order; however, based on previous legal opinions received from the Town Attorney the elections would proceed with the five members and would not include the alternates.

### **Chair**

Commissioner Calciano moved and Commissioner Lawson seconded the nomination of Commissioner Bombara for Chair for 2023. No other nominations were made.

The Commission voted unanimously to accept/approve Commissioner Bombara as Chair for 2023.

### **Vice Chair**

Commissioner Bombara moved and Commissioner Phelan seconded the nomination of Commissioner Calciano as Vice Chair for 2023. No other nominations were made.

The Commission voted unanimously to accept/approve Commissioner Calciano as Vice Chair for 2023.

### **Secretary**

Commissioner Bombara moved and Commissioner Calciano seconded the nomination of Commissioner Phelan as Secretary for 2023. No other nominations were made.

The Commission voted unanimously to accept/approve Commissioner Phelan as Secretary for 2023.

### Discussion on Historic Site Features

There was some concern expressed about the preservation of site features such as walls and fences in the historic district. After a brief discussion, Town Planner Rutherford suggested staff send out a reminder letter to property owners within the historic district that if they are considering updating or changing exterior site features to reach out to staff to determine if a Certificate of Appropriateness is required.

### In-Person Meetings

Town Planner Rutherford talked about in-person and hybrid meetings and the technology required to hold a hybrid meeting. If the consensus of the Commission is to return to in-person meetings, then the majority of the membership will need to be present. After a brief discussion it was the consensus of the Commission to return in-person in the Council Chambers for the January 17, 2023 meeting.

### **STAFF REPORT**

No Staff Report.

### **MINUTES**

#### November 15, 2022 Minutes

Upon a motion made and seconded (Bombara/Lawson) it was unanimously

VOTED: To approve the November 15, 2022 Farmington Historic District Commission meeting minutes.

### **ADJOURN**

The meeting adjourned at 6:21 p.m.

*SJM*