

FARMINGTON HISTORIC DISTRICT COMMISSION  
REGULAR MEETING MINUTES

September 19, 2023

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

Present online was Commissioner Phelan. All others were present in-person in the Council Chambers.

Vice-Chair Calciano read the legal notice into the record.

Alternate Commissioner Gemski was appointed to vote in place of absent Commissioner Mix.

Aimee Stokes has asked to be moved down the agenda as she will be arriving a little after the start of the meeting.

**PUBLIC HEARINGS**

**DH Family Real Estate Trust – 792 Farmington Avenue, Unit 106**

Application for Temporary Certificate of Appropriateness to install handicap ramp for Unit 106, 792 Farmington Avenue. Colleen Murphy stated Unit 106 is newly renovated, and her sister who is in a wheelchair will be moving into the unit. The application included photos of a comparable ramp style for consideration and comment. If a future tenant does not need the ramp, they will remove it at that time. Rodolfo Garcia, CHK Architects, explained the ramp system in the photo is available through Trex, which includes composite decking and prefinished aluminum rail components. Commissioners asked for clarification of the materials and design of the proposed ramp, adding Trex offers various levels of quality products. Mr. Garcia realized he made a design error, and that the general layout will need to be adjusted to allow for a code-compliant landing area at each turn which will likely include modifying the portico. After further discussion, it was recommended this hearing be continued to the next meeting so the applicant can provide more specific details on materials to be used for the ramp and the final design/layout.

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

At 5:19 p.m. a motion was made and seconded (Gemski/Lawson) and unanimously

VOTED: To continue this hearing to the October 17, 2023 meeting so the applicant can provide more detail on materials and style.

**Elizabeth and Stephen Kendrick – 2 Mountain Spring Road**

Application for Temporary Certificate of Appropriateness for one story addition to home located at 2 Mountain Spring Road. Hans Winkel, Don Hammerberg Associates, presented the 320 sq. ft. one-story addition to the rear of the house. Mr. Winkel stated the location of the new addition was chosen to tie easily into existing plumbing, utilizing an existing half bath. The floor plans show the space will become a bedroom and full bath. The exterior building materials proposed are wood clapboards with the same reveal to match the existing house,

architectural asphalt shingles and windows (one visible and others that will not be visible from a public roadway). The square window existing on the rear of the home will be removed and the same size/style window will be installed for the full bath on the addition. The Commission asked for clarification on the window material. Mr. Winkel responded they have not finalized but he believes aluminum clad with the same number of simulated divided lites. During discussion it was also clarified that the proposed addition is set back along the rear wall of the home, will not be prominent from Mountain Spring Road.

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

The public hearing closed at 5:29 p.m.

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

VOTED: To approve the Elizabeth and Stephen Kendrick application for Temporary Certificate of Appropriateness for one story addition to home located at 2 Mountain Spring Road as submitted and on file in the Planning Office with the condition the windows match existing and are aluminum clad wood windows.

#### Aimee Stokes – 14 High Street

Alternate Commission Sanford recused himself from this matter.

Application for Temporary Certificate of Appropriateness to replace front door at 14 High Street. Ms. Stokes stated the main entry door is wood and gets about six to eight hours of sunlight on it a day. The existing door is rotted with single-paned windows and not energy efficient. Her home is mid-century modern, and she is proposing to replace the door with a style more fitting for this style house. Ms. Stokes proposed a residential Masonite fiberglass door, Belleville 5 Right Side Square Lites Modern Exterior Door with Double Water Glass. Commissioners asked for clarification regarding the existing door and its location on the home. The door is to the left of the garage under an overhang. Generally, the Commissioners stated they prefer a wood door and suggested something could be done to protect a new wood door from possible exposure and potential rot issues. There was no concern expressed for the new style door, just the material of the door. Ms. Stokes stated she will keep the existing handle for the new door, and she has heard their comments and will find a wood door.

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

The public hearing closed at 5:47 p.m.

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

VOTED: To approve the Aimee Stokes application for Temporary Certificate of Appropriateness to replace front door at 14 High Street, as presented and on file in the Planning Office with the condition the new door material is wood.

#### MINUTES

July 18, 2023

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

VOTED: To approve the July 18, 2023 Farmington Historic District Commission meeting minutes.

## **STAFF REPORT**

### Historic District Expansion

The Town Plan & Zoning Commission has forwarded a positive referral of the Expansion Report to the Commission, and it has been forwarded to the State.

## **OTHER BUSINESS**

### Doors

Commissioner Phelan stated she had reviewed the Commission's Guidelines regarding door materials and did not interpret the guidance as only allowing wood. Ms. Phelan's home was a new construction home approved with a fiberglass door. The Commission agreed the language is meant to leave room for interpretation and then briefly commented on the different quality fiberglass doors and appearance.

## **ADJOURN**

The meeting was adjourned at 5:55 p.m.

*SJM*