

FARMINGTON HISTORIC DISTRICT COMMISSION  
REGULAR MEETING

September 17, 2024

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

Present in the Council Chambers were Town Planner Rutherford, Clerk Michaud, Chair Bombara, Commissioners Calciano, Lawson, Phelan and Alternate Commissioners Gemski, Renehan and Sanford. Commissioner Mix was absent.

Secretary Phelan read the legal notice into the record.

Commissioner Sanford was appointed to replace absent Commissioner Mix.

**PUBLIC HEARING**

St. James Episcopal Church – 3 Mountain Road

Temporary Certificate of Appropriateness to replace six doors and one storm door at 3 Mountain Road. This application was withdrawn.

St. James Episcopal Church – 3 Mountain Road

Temporary Certificate of Appropriateness to replace three doors at 3 Mountain Road. Robert Sudell, St. James Episcopal Church Building Committee, stated the doors in need of replacement are approximately fifty years old and provided photographs of the existing doors. The existing French Door, Patio Door and Mailbox Door photos were presented with the corresponding replacement door. The replacement doors will be fiberglass as discussed previously and the mullions will be outside and between the glass where shown. There was a brief discussion about the door latches and confirmation that the replacement door material will be fiberglass.

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

The public hearing closed at 5:09 p.m.

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

VOTED: To approve St. James Episcopal Church application for the Temporary Certificate of Appropriateness to replace three doors at 3 Mountain Road as presented and on file in the Planning Office with the condition that all three replacement doors are fiberglass and the mullions are simulated divided lights (exterior to the glass).

Chad Simard – 122 Main Street

Application for Temporary Certificate of Appropriateness to install three mini-split condensers and section of fence for screening at 122 Main Street. Mr. Simard presented the proposal to

install three mini-split condenser units on the north side of the house. This side of the property is currently heavily screened with vegetation and a section of fence, matching the existing fence on the eastern and southern portion of the property, will be installed on the north side of the house further screening the proposed units. The proposed units are efficient and quiet. Mr. Simard explained how they will provide a/c to the home. During discussion for clarification of the overall scope of the project, Mr. Simard explained the piping that will be placed along the northern side of the home and that it will be painted to match the brick color of the home. Mr. Simard stated the piping is a 4 ½" wide PVC material.

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

The public hearing closed at 5:31 p.m.

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

VOTED: To approve the Chad Simard application for Temporary Certificate of Appropriateness to install three mini-split condensers and a section of fence for screening at 122 Main Street with the condition piping is painted to match the house color and that the new section of fence style match the existing fence on the property.

Hartford Baking Company – 767 Farmington Avenue

Application for Temporary Certificate of Appropriateness for replacement of AC with mini-split system and ductwork at 767 Farmington Avenue. Scott Kluger stated he replaced the wall a/c unit with a mini-split unit and plans to paint the piping a flat grey to match the building. Commissioners expressed concern with the piping layout not following the roofline but determined given the piping material it likely would not be possible to follow the roofline. The Commissioners also expressed concern with the piece of plywood installed to cover the opening where the a/c wall unit was located. It was recommended that the plywood and framing be removed and replaced with clapboards to match the existing siding.

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

The public hearing closed at 5:39 p.m.

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

VOTED: To approve the Hartford Baking Company application for Temporary Certificate of Appropriateness for replacement of AC with mini-split system and ductwork at 767 Farmington Avenue with the conditions that the piping is painted to match the building and the former wall unit framing and plywood patch is removed and replaced with clapboards to match the existing siding.

Brickwalk Shops, LLC – 775 Farmington Avenue

Application for Temporary Certificate of Appropriateness to replace front door at 775 Farmington Avenue. Patrick Downend presented the proposal to replace the existing front door at the office. The existing door will not open or close currently. Mr. Downend proposed replacing the door with a six-panel solid wood door. The new wood door will be sealed and painted. Commissioner Calciano voiced a preference to keep and repair the existing door. Other Commissioners felt the proposed replacement door was a reasonable replacement as the

existing door did not appear to be original to the building. There was a brief discussion about door hardware to which Mr. Downend responded. The lever handle as shown is acceptable.

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

The public hearing closed at 5:53 p.m.

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

VOTED: 4 in favor (Lawson, Bombara, Phelan, Sanford) to 1 opposed (Calciano) to approve the Brickwalk Shops LLC application for Temporary Certificate of Appropriateness to replace front door at 775 Farmington Avenue as presented and on file in the Planning Office. The motion passed.

Brickwalk Shops, LLC – 767, 769 and 771 Farmington Avenue

Application for Temporary Certificate of Appropriateness to install eight protective bollards at 767, 769 and 771 Farmington Avenue. Patrick Downend stated that after a couple separate incidents where people drove into the front of two buildings, their insurance company is requesting they install bollards to prevent this from happening again. Since submission of this application, Mr. Downend said he discovered that instead of 6” bollards he can install 4” concrete filled bollards. There will be a total of eight bollards installed approximately 36” tall with an architectural decorative cover. During discussion the Commissioners agreed the 4” bollard was preferable to the 6” bollard; however, either is acceptable to the Commission.

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

The public hearing closed at 6:02 p.m.

Upon a motion made and seconded (Phelan/Sanford) it was unanimously

VOTED: To approve the Brickwalk Shops, LLC application for Temporary Certificate of Appropriateness to install eight protective bollards at 767, 769 and 771 Farmington Avenue as presented and on file in the Planning Office. The applicant may proceed with 4” or 6” bollards.

**OTHER BUSINESS**

No Other Business.

**MINUTES**

July 23, 2024 Minutes

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

VOTED: To approve the July 23, 2024 Farmington Historic District Commission meeting minutes.

## **STAFF REPORT**

### **Commissioner Terms**

Town Planner Rutherford explained an error that occurred at a time that cannot be determined by the Town Clerk regarding reappointment of a regular commission member. This has created a situation where there are two full members' terms expiring at the same time. In order to correct the error a change to the Town Ordinance has to be made to allow the Town Council to appoint a regular member for one year, thereby correcting the error. Until that time this Commission will be operating as a four-member Commission.

### **Bank of America**

Town Planner Rutherford provided an update on the façade improvements project at the Bank of America. Photos of the completed work were provided. Commissioners agreed the completed work complies with the approval.

### **Study Committee**

The Town has been contacted by a property owner interested in joining the Farmington Historic District. The Town Council will begin the process by appointing a study committee. Updates will be provided as they become available.

## **ADJOURN**

The meeting was adjourned at 6:12 p.m.

*SJM*