

Architectural Review Board Minutes 02/23/2017



TOWN OF OLD SAYBROOK Architectural Review Board

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Executive Board

Susan Missel, Chair
Anthony Brodeur Vice Chairman
Barbara D'Agostino, Secretary

Theodore Pendleton
Donna Perrotti Leake

Alternate Members

Jennifer Hoben
Emily Grochowski

MINUTES - Special Meeting
Monday February 23, 2017 at 7:00 P.M.
Town Hall, 2nd Floor Conference Room - 302 Main Street

Attendant Members

Susan Missel
Anthony Brodeur
Emily Grochowski seated for T Pendleton

Absent Members

Jennifer Hoben
Theodore Pendleton
Donna Perrotti Leake
Barbara D'Agostino

Attending Staff

S. Beaudoin, Recording Clerk

Carl Fortuna, First Selectman arrived at 7:02p.m.

II. OLD BUSINESS

There was no Old Business

IV. DISCUSSION

A. Demolition Delay Ordinance

A Brodeur stated that the Town needs a vehicle to protect the historic and architectural structures, however not something that is as all-encompassing as the proposed ordinance. A Brodeur stated that he is in favor of having an ordinance that outlines the historic buildings that need to be protected, however this draft ordinance does not outline that criteria to any great extent. The length of time and definition of demolition needs to be refined to identify structures that fall under this ordinance. A Brodeur commented on the length of time and definition of demolition needs to be refined to identify structures that fall under this ordinance.

Emily Grochowski agreed with A. Brodeur.

The following amendments were suggested to the Demolition Delay Simplified Model, Revised January 23, 2017:

The Board recommended the imposition of a "waiting period of 90-days before granting a permit for the demolition of any building or structure that is designated as a significant building".

Section 3, Under Definitions, DELAY:

"A period of *Ninety (90) days*" as recommended for waiting period will also be sufficient.

Section 3, Under Definitions, DEMOLITION:

"..gradual deterioration of the building to the point that it is no longer practical to preserve, restore, or otherwise rehabilitate it." With this verbiage, properties will be in immediate violation of this ordinance is based on the proposed demolition definition. Members questioned how to deal with this situation in a case where the homeowner cannot afford to maintain the property who will, once this ordinance is enforced, be considered to be in violation.

Definitions, Item C: "Gutting of a building's interior to the point where exterior features are impacted". The Board stated that this Item requires further clarification. The Board stated that they are more concerned with changes in the size, location, or the addition and elimination of exterior features changing. The definition seems to prevent replacement of exterior features in contradiction to the intention stated in Section 2.

C Fortuna commented on the need for the creation of a list of historic and significant structures. A Brodeur suggested that any building that was constructed in 1900 or prior should be placed on the list. The buildings that were constructed from 1900 to 1942 will be reviewed before they are placed on the list of architectural and significant historic buildings.

SIGNIFICANT BUILDING:

The Board recommends that there be a list of historic and significant homes, as opposed to relying solely on an "age."

The Board further recommends "The building or structure that is listed on the State or National Register of Historic Places and any structure that has been determined by the State Historic Preservation Office to be eligible for listing on the State of National Register of Historic Places" should have a 180-day waiting period.

Further the Board would like the ordinance to be more specific to identify the portions of the building that are in fact historic and portions of the building that are not historic, i.e., a recent addition.

PROCEDURES:

The Board recommended incorporating the changes as suggested by Don Lucas, Building Official in his memo of January 23 2017.

Section 6, A-5: The Board recommended this section to read "Notice that the building or structure *falls under the town ordinance for demolition delay for specific period of time.*"

Section 6, B; The Board questioned if abutters should be included in the Notice of Intent to Demolish.

Section 6, C: The Board questioned the proposed "36" x 48" sign" size and recommended that a smaller sign be considered, possibly a 24" x 36".

Section 6, D: "The Building Official shall not issue a demolition permit until the expiration of *90-days*".

Section 6, F: The Board is concerned that multiple objections might be made for one permit and some of them may be made after the Historic Review Committee has convened on the first objection. The Board suggested to wait for the full 21-day period and hear all of the objections at once within 10 days of the completion of the 21-day period.

Section 6, H: "A quorum of the Historic Review Committee shall be *three (3)* members."

Section [n]-8. ISSUANCE OF PERMIT:

Paragraph two: For buildings that are zoned strictly residential and have made it through the 21 days with no objections, the Board wonders if they should be exempt from having to wait for all other agencies to approve their proposed project.

V. ELECTION OF OFFICERS

MOTION to maintain the current slate of Officers; S Missel, Chair; A Brodeur, Vice Chair; B D'Agostino, Secretary; **MADE** by A Brodeur; **SECONDED** by E Grochowski; **APPROVED** by E Grochowski, A Brodeur, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

VI. ADJOURNMENT

MOTION to adjourn the meeting at 8:40p.m. to the Regular Meeting scheduled meeting to be held on Thursday, February 27, 2017 at the Old Saybrook Town Hall, 2nd floor conference room, 302 Main Street at 7:00 p.m.; **MADE** by E Grochowski; **SECONDED** E Grochowski; **APPROVED** by E Grochowski, A Brodeur, S Missel; **OPPOSED**: None; **ABSTAINING**: None; (3-0-0)

Respectfully submitted,

Stella Beaudoin
Recording Secretary