

# ENFIELD HISTORIC DISTRICT COMMISSION

## Minutes of a Regular Meeting

WEDNESDAY, MARCH 27, 2019 – 7:00 PM  
ENFIELD COUNCIL CHAMBERS - ENFIELD TOWN HALL  
820 ENFIELD STREET, ENFIELD, CT 06082

RECEIVED  
ENFIELD TOWN CLERK  
2019 APR 25 AM 11:49

**Call to order** – Chairman Tatoian called the meeting to order at 7:00 PM.

**Roll call** – Present for the meeting were Chairman Tatoian, Vice Chairman Raymond Gwozdz, Clerk Nancy Smyth, Marie Troiano, Colleen Reidy, Linda Fallon (Alternate)

Absent: Lillian Troiano

Also Present: Raquel Ocasio, Assistant Town Planner

Alexis Nai, Recording Secretary

**Fire Evacuation Announcement** – Chairman Tatoian read the fire evacuation announcement.

### **Approval of Minutes:**

a. *Regular Meeting of February 27, 2019*

**Motion:** Mrs. Smyth motioned to approve the minutes of February 27, 2019 with a correction to Lillian Troiano's name under roll call, Mr. Gwozdz seconded the motion. Ms. Reidy abstained. The minutes were approved.

**Votes:** 4-0-1, with Commissioner Reidy abstaining.

### **Old Business - None**

### **Reading of Legal Notice**

### **Public Hearing(s)**

- a. **HDC# 448** – 1445A Enfield Street – Application for a Certificate of Appropriateness to install a new garage door on the rear of the existing garage; Derek and Michelle Lajeunesse, owner/applicant; Map 018/Lot 253; HR-33 Zone.

Clerk Smyth read the legal notice.

Derek Lajeunesse, 1445A Enfield Street, spoke on behalf of the application. Mr. Lajeunesse stated he is planning to put a garage door on the back of the garage to make the garage accessible from the backyard. The house was subdivided and cannot use the original driveway previously used since the driveway belongs to the neighbor.

Chairman Tatoian noted the house was built by the neighbor.

Mr. Lajeunesse confirmed it was built by the neighbor in 1969. There is a driveway that goes to the back of the house, but it is owned by the neighbor. He stated he would like to put a garage door in the back so he can gain access since he is no longer able to gain access from the back.

The Commission confirms that nothing would be visible from the street by adding a rear garage door.

Ms. Smyth questioned if they need to vote because it is not visible from the street.

Chairman Tatoian stated because it is a change of structure they decided to vote on the application.

Chairman Tatoian opened the hearing to the public:

Lori Longhi – 1427 Enfield Street (abutting property to the applicant).

Ms. Longhi stated she bought the middle abutting property between the houses owned by the Ingraham family. She owns a three-family property. She noted that she is happy Mr. Lajeunesse is seeking approval for the garage but has concerns about drainage due to the construction. The plans will alter the slope of the roof, which could affect the property's drainage. She noted there is a drain that goes under route 5 that drains route 91 and route 5. She referred to the pictures and noted there is a 10-foot difference between the current grade and the presented proposal doesn't incorporate that.

Chairman Tatoian noted the only application is for the garage door.

Ms. Longhi stated that she is in favor of him putting in the garage door but has a concern with the drainage. There wasn't any description of the plans or driveway and how that would affect the drainage.

Ms. Ocasio stated the drainage concern would be a planning and zoning issue and depending on the distance, it may also be an inlands and wetlands concern.

Chairman Tatoian closed the hearing.

Mr. Gwozdz stated that from a HDC jurisdiction he finds it appropriate. Appreciates the concern from the neighbors.

**Motion:** Alternate Commissioner Fallon made a motion to approve HDC # 448 with conditions, seconded by Commissioner Gwozdz.

The motion passed with a 5-0-0 vote.

### **RESOLUTION**

**MOTION TO APPROVE HDC # 448-1445A Enfield Street – Application for a Certificate of Appropriateness to install a new garage door on the rear of the existing garage; Derek and Michelle Lajeunesse, owner/applicant; Map 018/Lot 253; HR-33 Zone in accordance with the plans and materials submitted under HDC # 448 with the following conditions of approval:**

**General Conditions:**

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.
6. Applicant is to obtain all appropriate Land Use Commission approval(s) or Zoning Permits as required by the regulation(s) and ordinance(s).

**Note:** The Conditions of Approvals do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

**REFERENCE PLANS:**

“Site Location of Proposed Garage Door, 1445A Enfield Street, Enfield, CT 06082.” Prepared, by Derek Lajeunesse; Received Date March 5, 2019.

Dated this 27<sup>th</sup> day of March 2019.

**Votes:** 5-0-0

- b. **HDC# 449** – 1231 Enfield Street – Application for a Certificate of Appropriateness to construct a 1-story garage on an existing foundation at the rear of the property; Mary Colleen Balz, owner/applicant; Map 19/Lot 230; HR-33.

Clerk Smyth read the legal notices.

Pat Derby spoke on behalf of the application. He noted the garage collapsed on the foundation. She purchased the property 7 years ago. The existing foundation is about 155 feet from Enfield Street.

Chairman Tatoian questioned if they intend to put a driveway in to the proposed garage.

Ms. Ocasio noted a driveway was not on the application.

Mr. Derby stated a driveway is not going to be put in.

Mr. Derby stated it will be more than a one car garage. It was previously a three-story barn. They are proposing a one-story garage with two doors. They are looking into vinyl siding.

Ms. Reidy questioned if it was the four-square window paned house.

Mr. Derby confirmed it was. They would like to use white siding to match the house.

Chairman Tatoian questioned if there are windows in the garage.

Mr. Derby stated there would be two windows that could be seen from route 5.

Mrs. Troiano asked if there is a plan to review.

Mr. Derby presented the plans to the Commission.

Ms. Troiano asked if the roof will be black to match the house.

Mr. Derby confirmed the roof would be black to match the house.

Mr. Gwozdz questioned if the foundation will need to be replaced.

Mr. Derby stated the flooring will need to be replaced but have not done a thorough inspection on the foundation yet. They wanted to get the approval prior to inspecting the foundation.

Chairman Tatoian opened the hearing to the public. No public participation.

Comment: Mr. Gwozdz noted the proposed design is appropriate non-intrusive.

**Motion:** Commissioner Reidy made a motion to approve HDC # 449 with conditions, seconded by Commissioner Gwozdz.

The motion passed with a 5-0-0 vote.

### **RESOLUTION**

**MOTION TO APPROVE HDC # 449-1231 Enfield Street – Application for a Certificate of Appropriateness to construct a 1-story garage on an existing foundation at the rear of the property; Mary Colleen Balz, owner/applicant; Map 19/Lot 230; HR-33 in accordance with the plans and materials submitted under HDC # 449 with the following conditions of approval:**

#### **General Conditions:**

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.

**Note:** The Conditions of Approvals do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

**REFERENCE PLANS:**

“Site Location of Proposed Garage, 1231 Enfield Street, Enfield, CT 06082.”  
Prepared, by Mary Colleen Balz; Received Date March 12, 2019.

Dated this 27<sup>th</sup> day of March 2019.

**Votes:** 5-0-0.

**Correspondence**

- a. Town Attorney Report- Solar and Renewable Energy Systems

Chairman Tatoian noted the proposed literature is an amendment to the town ordinance. What confused him was the reference to the title that has been changed, but their requirements pertain to the HDC bylaws. He questioned if the proposal is adopted if the ordinance pamphlet should be reprinted.

Ms. Ocasio noted it should.

Ms. Ocasio stated the pamphlet should especially if they are applying for certified local government status.

Chairman Tatoian stated that the Commission has previously discussed revising the ordinances for solar panels but the plan never evolved passed discussion. He noted that once they received the certification, they can revisit the ordinances. The proposed amended language proposed by is what they have discussed so it would seem fitting into HDC ordinances.

Chairman Tatoian confirmed the Commission did not need to approve the language.

Ms. Ocasio stated they would need a favorable recommendation.

**Motion:** Mr. Gwozdz made a motion to forward a favorable recommendation for the amendment to the Code of Ordinances Section 46-83 Consideration in determining appropriateness; Solar Energy Systems to the revised language as proposed by the Town Attorney entitled Solar and Renewable Energy Systems Mrs. Smyth seconded the motion. All were in favor.

**Vote:** 5-0-0

**Other Business** None

**Enforcement**

Chairman Tatoian questioned if there were issues concerning enforcement.

Mrs. Smyth stated there is a house south of post office road that used to belong to congregational church and have not picked up their leaves.

Ms. Ocasio stated it could be considered blight. If given the address, she could investigate.

Chairman Tatoian looked up the address and confirmed it was 1395 Enfield Street.

Ms. Troiano noted there is a house still selling the lawn mowers. Is not sure of the address, but near the physical therapy office. She will double check and e-mail the address.

Ms. Ocasio stated they will check they have the appropriate permits.

**Adjournment**

**Motion:** Mr. Gwozdz motioned to adjourn at 7:35 PM, Mrs. Smyth seconded the motion. All were in favor.

**Vote:** 5-0-0

Respectfully Submitted,  
Alexis Nai – Recording Secretary

  
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Nancy Smyth, Clerk

**Note:** Historic District Commission meeting will be held on Wednesday April 24, 2019.

*By: Richard Tatoian, Chairman; Nancy Smyth, Clerk*