

ENFIELD HISTORIC DISTRICT COMMISSION
MINUTES OF A REGULAR MEETING

Wednesday June 24, 2020

Join OfficeSuite Meeting
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ENFIELD TOWN CLERK
2020 JUL 23 AM 9:12

Call to order

Chairman Tatoian called the meeting to order at 7:01 PM.

Roll call

Present for the meeting were Chairman Richard Tatoian, Vice Chairman Raymond Gwozdz, Secretary Nancy Smyth, Commissioner Colleen Reidy, Alternate Commissioner Lillian Troiano.

Absent – Commissioner Marie Troiano, Commissioner Linda Fallon and Commissioner Jacob Nadeau.

Chairman Tatoian seated Commissioner Troiano as a voting member.

Also present from the town of Enfield, Savannah-Nicole Villalba, Assistant Town Planner and Alexis Nai – Recording Secretary.

Approval of Minutes: May 27, 2020

Commissioner Troiano motioned to approve the minutes of May 27, 2020 with the noted corrections and seconded by Commissioner Smyth. The minutes were approved.

Vote: 4-0-1

Old Business

Reading of Legal Notice

Clerk Smyth read the legal notice.

Public Hearing(s)

- a. **HDC# 458** – 1436 Enfield Street – Application for a Certificate of Appropriateness for the proposed addition of two propane cages associated with Stevie’s Little Store; Ragnauth Property Management, owner/applicant; Map 18/Lot 46; HR-33 Zone.

Shayle Silva, Amerigas Propane, and Steve Ragnauth (Owner) spoke on behalf of the application.

Chairman Tatoian asked the applicants to describe what they would like to do.

Mr. Silva stated they plan to put two propane cages on the property. The first cage will be a low profile 24 count cage in the front of the building on the left side. They will install cement blocks to prevent cars from hitting the cage.

The second cage will be on the right side of the building (24 inches in width 34 inches height) code is 34 inches in height.

Chairman Tatoian asked if the application has been reviewed by fire marshall.

Mr. Silva stated fire marshall inspected the site a few weeks ago.

Ms. Villalba stated she spoke to fire marshal and he will not provide comments until building permit submitted. The marshal needs dimensions from the guage and electrical meters. On the east side, he needs to know the distance from doors to ensure there could not be gas leaks.

Commissioner Smyth questioned is it safe to have the tanks against the side of the building, especially with it being a historic building.

Mr. Silva stated Amerigas has done many installations against buildings.

Commissioner Troiano questioned if there an ice machine on one side of the building.

Mr. Ragnauth stated there is an ice machine. One of the tanks will be on the opposite side of the ice machine and the other in the back corner of the building.

Commissioner Troiano questioned how far back the machine would be on the property.

Mr. Silva stated the tank would be back 18 feet from the front of the building.

Commissioner Troiano questioned if it would it be possible to put the one in the front on the side as well.

Mr. Ragnauth stated they could not because it would be too close to the electrical panels.

Chairman Tatoian suggested putting both on side of the building. The concern that the other commissioners have is that the Amerigas cages are visible from the road.

Mr. Ragnauth stated it is not possible to have them both on the side because complicated for employees to leave the store to go in the back to get the tanks.

Commissioner Gwozdz questioned why so many tanks needed.

Mr. Silva state it's a busy road lots of potential traffic. The amount of tanks is what they believe will be sold in between deliveries.

Commissioner Gwozdz questioned if there will be a barrier other than side walk .

Mr. Silva stated the larger case will be on a concrete slab/barrier about 8 feet from the building.

Mr. Ragnauth showed the committee live video of the planned locations.

Commissioner Troiano questioned if the applicant would consider an exterior shed.

Mr. Silva stated it was against code.

Commissioner Smyth questioned if the applicant would consider moving the cases away from the house to be less visible.

Mr. Ragnauth asked for a suggestion.

Chairman Tatoian clarified concern is visibility from the road in the historic district.

Mr. Silva suggested putting both cages on the right hand side and moving the ice machine to the left of the building. The smaller cage would be where the ice machine is and the other on the grass to the right (facing the building). Mr. Silva noted the cylinders are not filled on site, just exchanges.

Commissioner Troiano requested a drawing of the proposal with the dimensions.

Mr. Ragnauth requested Mr. Silva share the photos of the gas tanks.

Commissioner Gwozdz confirmed even if they are on the grass, they will still require a two foot barrier and on a concrete pad.

Chairman Tatoian requested shrubbery be planted in front of the barriers.

Mr. Ragnauth questioned if the concern the look of the cages.

Chairman Tatoian confirmed it was and would like to soften the look.

Mr. Ragnauth stated he would be willing to put something in front of the barrier to soften the concrete. He could do a whisky barrel potted plant or small shrubbery.

Mr. Silva showed the commission pictures of the 18 count cage, which they will plan for if both cages are on the side. They can still do the small cage in front and the larger in the back.

Chairman Tatoian asked if they should postpone the approval until we get a revised proposal.

Ms. Villalba noted Commissioner Troiano requested a site plan, which would make the motion easier to follow. If they want to approve currently they can, but it wouldn't be easy to follow as there are currently many unknowns.

Chairman Tatoian asked if they need to have another hearing.

Ms. Villalba stated it depends on comfort level of the Commission, they can add a condition upon receipt of the site plan conforming or vote at the next meeting.

Commissioner Tatoian stated doesn't want to hold the applicant up but at the same time, he wants to ensure they can approve the site plan and that it does conform. They could even have a special meeting.

Mr. Ragnauth stated the approval with conditions would be his preference since we are

already in summer during grilling season.

Ms. Villalba questioned if the Commission was available to meet on Wednesday July 1st for a special meeting.

Mr. Silva stated he could create a new site plan and get it to the Commission by the end of the meeting.

The Commission paused the hearing so the applicant could deliver the site plan.

Mr. Silva shared the new site plan with the Commission.

Commissioner Troiano reminded the commission that there will need to be plantings in front of the barriers.

Mr. Ragnauth confirmed there would be plantings in front of the barriers.

The Commission agreed on plantings in front of both barriers.

Commissioner Troiano suggested putting plants in the grown such as an arborvitae.

Mr. Ragnauth stated he was thinking of a plant that was smaller around 3 feet or whisky barrel so they would not completely cover the gas tanks for advertising purposes.

The Commission agreed on a dwarf evergreen.

Chairman Tatoian opened the hearing for public participation. There was no public participation.

Clerk Smyth read the notice.

Commissioner Gwozdz motioned to approve HDC#458 as revised with the new location of the propane cages in reference to site plan 2020064, with the standard conditions and the condition of planting dwarf evergreen barriers in front of both concrete barriers.

Commissioner Reidy seconded the motion. The application was approved.

Vote: 5-0-0

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 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).

Once the project is completed applicant is to apply for a Certificate of Zoning Compliance

- b. **HDC# 459** – 1204 Enfield Street – Application for a Certificate of Appropriateness to upgrade existing replacement windows with proposed new replacement windows; John Santanella, owner/applicant; Map 20/Lot 0136; HR-33 Zone.

Clerk Smyth read the legal notice.

John Santanella (Owner/Applicant) spoke on behalf of the application.

Chairman Tatoian requested Mr. Santanella describe the work needing to be done.

Mr. Santanella stated the upstairs windows of the house need to be replaced. They are not original windows, they are about 35 year old single paned replacement windows and are not energy efficient. He is looking to put new replacement windows that are architecturally appropriate for the historic district. The current windows have plastic grids and don't look like part of the house. The Anderson windows (attached to the application) are meant to look like historic and will match the original windows on the first floor. He is only replacing the 12 windows on the first floor.

Commissioner Smyth questioned if the replacement windows will be wood.

Mr. Santanella stated they are composite meant to look like wood.

Ms. Villalba questioned if Mr. Santanella was proposing the Anderson not the Marvin.

Mr. Santanella stated he would appreciate an approval for both. The Anderson is a few hundred less per window is the preferred replacement. The Marvin window is beautiful but may be cost prohibitive.

Chairman Tatoian stated both companies produce first rate windows and does not have an objection for either one.

Chairman Tatoian opened the hearing for public participation. There was no public participation.

Commissioner Smyth questioned if the applicant was planning on replacing the first floor windows within the next five years.

Mr. Santanella stated that is the plan, but they need to do this in phases. From a heating and cooling perspective, it is better to do the upstairs windows to control the climate.

Commissioner Smyth asked the Commission if they should give an approval for downstairs for the next five years.

Mr. Santanella stated he does not know if the same windows will be available when it is time to do the first floor, so he would not like to ask for more than needed.

Chairman Tatoian closed the hearing.

Clerk Smyth read the legal notice

Commissioner Gwozdz motioned to approve HDC#459 with the standard conditions. Commissioner Troiano seconded the motion. The application was approved.
Vote: 5-0-0

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 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).

Once the project is completed applicant is to apply for a Certificate of Zoning Compliance

- c. **HDC# 460** – 1150 Enfield Street – Withdrawn application from 1150 Enfield Street.

Ms. Villalba stated they received an application from Anna and Kevin Davis for a shed. They did not submit their supporting documentation in time for this meeting, but offered to have a special meeting or get them on the next agenda. Mrs. Davis requested to retract their application. The Commission needs to approve the application withdrawal.

Commissioner Smyth made a motion to approve the withdrawal of HDC#460, Commissioner Troiano seconded the motion. The motion was approved.
Vote: 5-0-0

Correspondence

None

Other Business

None

Enforcement

None

Adjournment

Commissioner Smyth motioned to adjourn at 8:15 PM. Commissioner Troiano seconded the motion. The meeting was adjourned.
Vote: 5-0-0PM

Note: Historic District Commission meeting will be held on July 22, 2020

By Richard Tatoian, Chairman

Questions on agenda may be directed to the Planning Office (860) 253-6355.

Files are available for review on the website: <https://www.enfield-ct.gov/648/Historic-District-Commission>

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Richard Tatoian
Chairman