



# TOWN OF ENFIELD

## ENFIELD HISTORIC DISTRICT COMMISSION HDC# 458 – 1436 ENFIELD STREET – AMENDED APPLICATION STAFF REPORT August 4, 2020

### Background

HDC# 458 was approved at the June 24, 2020 regular meeting. The site plan that was approved by the Historic District Commission is titled 'HDC 458 – 06242020 Revised Site Plan for Stevie's Little Store.' As the applicant went through the process of procuring the other permits for the installation of the propane cages it was brought to the attention of the Department of Planning and Zoning that the site plan was revised from the version approved at the June 24, 2020 meeting.

The cage closest to the front of the building that was conditioned with two 2' barriers and the requirement to plant dwarf evergreen plants has not moved from the site plan approved at the June 24, 2020 meeting.

The cage at the rear of the property has moved 10' from the building. This is the propane cage in question. The applicant is coming before the Historic District Commission today to approve the revised site plan titled 'HDC 458 – 07292020 Revised Site Plan for Stevie's Little Store.'

### Aerial View



Assessor Card Information	
Year Built	1920
Zone	HR-33
Living Area	1,904 sq. ft.
Style	Retail/Apt
Exterior Wall	Clapboard
Roof Cover	Slate
Heat Fuel	Electric
Heat Type	Forced Air
Description	Commercial
Size (Acres)	0.52 acres



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### Street View 1



The application is before the Commission because **Section 2-Boundaries** of the Historic District Ordinance require all homes, buildings, and real property within 250 feet of a state highway marker to be heard before the Commission. **Section 8- Certificate of Appropriateness** also states that no building or structure, including stone walls, fences, signs, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within the Historic District until after an application for the certificate of appropriateness as to the exterior architectural features have been submitted to the Commission and approved by said Commission.

**Section 10 Consideration in Determining Appropriateness:** The Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the architectural features involved and the relationship thereof of the exterior architectural style and pertinent features of other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Enfield Historic District.

The Planning Office has attached draft resolutions for the Commission's consideration.



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**MOTION TO APPROVE THE AMENDED HDC# 458 - 1436 Enfield Street** - Application for Certificate of Appropriateness for two propane cages located on the property known as 1436 Enfield Street; Ragnauth Property Management, owner/applicant; Map 18/Lot 46; HR-33 in accordance with the items submitted to the Planning Office under HDC# 458 and with the following conditions of approval:

**Site Specific Conditions:**

1. The applicant will plant dwarf evergreens in front of both concrete barriers as referenced on site plan 'HDC 458 – 06242020 Revised Site Plan for Stevies Little Store' (see attached plan).

**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, landowners, 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.

Dated this 4th day of August 2020.