

**TOWN OF CHAPLIN, CONNECTICUT
HISTORIC DISTRICT COMMISSION
MINUTES OF Hearings and Business Meeting
January 14, 2014; Chaplin Library Conference Room**

Members Present: Seated--Jean Givens, Paul Peifer, Kitty LeShay; Not seated as applicants-- Carl Lindquist, Warren Church, Katie Lynch; Also present: Julie Lindquist, Peggy Church, Lisa Corcier, Peter Stick, Johanne Philbrick, Marvin Cox, Diane Cox, Stephan Hartmann from Ross Solar

The meeting was called to order at 7:07 by Jean Givens who read the legal notice for the Church and Lindquist hearings that appeared in the Willimantic Chronicle on January 3, 2014 and the legal notice for the Lynch hearing that appeared in the Willimantic Chronicle on January 8, 2014.

Public Hearings:

Hearing-- Application for a CA by Warren and Peggy Church: The hearing opened at 7:10 pm. Warren Church spoke of their desire to take advantage of the options offered by Ross Solar to introduce a greener energy source for their home. He read the applicable state statute that indicates:

No application for a certificate of appropriateness for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources shall be denied unless the commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. A certificate of appropriateness for such a feature may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness.

Church presented 2 options.

--Option 1 included solar panels facing Chaplin Street on the south facing roof of the ell and panels on the southwest facing roof of the studio wing.

--Option 2 called for solar panels only on the roof of the studio.

Church presented visual reconstructions of the appearance of both options plus information about the cost and kilowatts each option would produce. The panels proposed for option 2 are the more efficient, Sun Power panels—thus, partially compensating for the fact that there are fewer panels than in option 1. The Churches explained that they strongly favored option 1 as the most efficient and cost effective. They presented photographs that demonstrated that the proposed panels on the ell facing Chaplin Street would be clearly visible from the street and that the panels proposed for the studio ell would be minimally visible. Members asked whether it was possible to install extra panels on the studio or elsewhere. Stephan Hartmann of Ross Solar noted that other options involved significant expense, that the warranted life of the panels is 25 years, and the expected lifespan is 30 years. The hearing was closed at 7:42 PM

At the conclusion of the Church hearing, questions followed from the audience asking for clarification of the State statute: Jean Givens noted the language about “substantially impairing the historic quality of the district.” Kitty LeShay observed that she read the statute as encouraging solar but in the least obtrusive way possible.

Hearing 2. Application for a CA by Julie and Carl Lindquist. The hearing opened at 7:49 PM. Carl Lindquist noted that the Solarize program had stimulated their interest. He presented pictures showing the solar panel location on the southwest facing ell at the back of the house and on the ell porch. He presented photographs taken from several points along Chaplin street to show that the panels will not be visible from the street for half the year and only slightly visible during the winter months when the trees are leafless. The proposed installation utilizes standard efficiency black panels. Stephan Hartmann from Ross Solar noted that the panels are not reflective which makes them less visible. The inverter will be in the basement. The hearing was closed at 8:04 PM.

Hearing 3. Application for a CA by Katie Lynch. The hearing opened at 8:05 PM. Katie Lynch noted that she had been thinking about installing solar panels for a long time and that the Solarize program has made it feasible. She presented photographs and other documentation to show that she plans to install Sun Power panels on the southwest facing roof on the rear of her home. Photographs taken at multiple spots on Chaplin Street showed the panels would be only slightly visible from just one point on the Street. She asked if she could have the option of installing up to 12 panels

instead of the 9 shown on the visualizations prepared by Ross Solar. The panels will not harm the roof, they will be set back slightly from the roof edge (picture-framed), raised approximately five inches above the roof and parallel to it. The commission confirmed that these last specifics are standard for Ross Solar and that they apply to the Church and the Lindquist applications, as well. The hearing was closed at 8:27 PM

Business meeting: opened at 8:28 PM

1. Approval of Minutes: Kitty LeShay moved and Paul Peifer seconded a motion to approve the minutes of Dec. 10, 2013. Approved unanimously.

2. Discussion of the applications

A. Church application: Paul Peifer moved and Kitty LeShay seconded a motion to approve the application by Peggy and Warren Church. Discussion followed about the visibility of the two options and their relative efficiency. Paul Peifer moved and Kitty LeShay seconded a motion to amend the motion to specify Option 2 as detailed in the Church application. Unanimous approval to amend the motion. Paul Peifer moved and Kitty LeShay seconded a motion to approve the application by Warren and Peggy Church for the installation of solar panels on the west facing roof of the studio wing of their home at 115 Chaplin Street-(that is, option 2 as detailed in the Church application.) The vote in favor was unanimous. Let the minutes show that Jean Givens also supported option 1.

B. Lindquist application: Kitty LeShay moved and Paul Peifer seconded a motion to approve the application by Carl and Julie Lindquist to install solar panels on the southwest facing ell roof and ell porch roof of their home at 127 Chaplin Street as detailed in their application. Discussion followed, emphasizing that the installation would be minimally visible from all points on Chaplin Street. The vote in favor was unanimous.

C. Lynch Application Paul Peifer moved and Kitty LeShay seconded a motion to accept the application by Katie Lynch to install up to 12 panels on the southeast-rear facing section of the roof on her home at 96 Chaplin Street. Discussion followed, emphasizing that the installation would be minimally visible from all points on Chaplin Street. The vote in favor was unanimous.

3. New Business—no new business

4. Old Business—no old business

Next meeting: Tuesday, February 4, 7 PM in the Chaplin Library Conference room

Meeting adjourned at 8:57 PM

Respectfully submitted:

Jean Givens, Chair

Kitty LeShay