

Chaplin Historic Commission
Special Annual Meeting & Public Hearing
and Site Walk

Tuesday, September 10, 2019

These unapproved Historic District Commission meeting minutes are forwarded to the Chaplin Town Clerk in a draft format. These minutes are unofficial until they have been read and approved by a majority vote of the Commission. Should edits be necessary, they will be made at the next regularly scheduled meeting, voted upon and noted in the meeting minutes.

Site Walk

The site walk at Andre Belisle's property at 145 Chaplin St convened at 6:32 P.M. Present were HDC members P. Peifer, D. Cox, W. Church and L. Ricklin, also present applicant Andre Belisle and recording clerk S. Peifer. The members viewed the staked out site of the solar panel array and noted property setbacks, proximity to a pond and sight lines to Chaplin St. and Phoenixville Rd. The walk ended at 6:39 P.M.

A. Public Hearing

The Chaplin HDC held a public hearing on Tuesday, September 10, 2019 at 7:00 P.M. in the meeting room of the Chaplin Public library on an application for a Certificate of appropriateness by Andre Belisle to install a ground array of solar panels at 145 Chaplin St. The hearing was opened at 7:00 P.M. Members present: P. Peifer-Chairman, W. Church- Vice-chairman, D. Cox- Secretary and Leslie Ricklin- Alternate. Also present were Andre Belisle-applicant and S. Peifer- recording clerk. Mr. Peifer read the legal notice that was published in the Willimantic Chronicle on August 31, 2019. The application presented is for a 61 foot by 11 foot array, 6 foot high on one side and 3 foot high at the opposite side. Mr. Belisle said the wiring will be underground. Mr. Belisle would have to get wetlands approval because of the nearness to the pond. The array would not be visible from the Historic District because of the stockade fence along the property line on Chaplin St. and Phoenixville Rd. There is also a vegetative buffer between the site and the Town Hall property (not in the Historic District). Mr. Belisle said the array would meet the 20 foot side yard setback. The hearing closed at 7:06 P.M.

B. Business Meeting

1. Call to order, roll call and seating of alternates Mr. Peifer called the meeting to order at 7:06 P.M. Also present were regular members W. Church and D. Cox, Alternate L. Ricklin was seated for J. Givens.

2. a. Approval of May 7, 2019 Minutes W. Church moved to approve the May 7, 2019 minutes with the following corrections: "November" be removed from the date heading and, under "A", the date corrected to May 7, 2019 from November 13, 2018. D. Cox seconded, D. Cox, W. Church and P. Peifer approved, L. Ricklin abstained.

b. Approval of August 6, 2019 minutes L. Ricklin moved to approve the August 6, 2019 minutes, W. Church seconded, approved unanimously.

3. Discussion and vote on Belisle application D. Cox moved to approve the application, L. Ricklin seconded. Mr. Peifer said the array should be no higher than 6 feet and the stockade fence along Chaplin St. and Phoenixville Rd. should be maintained in good condition and maintain anything that blocks the views of the solar panels as conditions of approval. Mr. Peifer said the installation does not substantially impair the historic character and appearance of the District as sited. Motion passed unanimously.

4. New Business

a. Election of Officers 2019-2020 D. Cox moved to re-elect the current slate of officers: P. Peifer-Chairman, W. Church-Vice-Chairman, D. Cox-Secretary. L. Ricklin seconded, motion passed unanimously.

b. Set 2020 meeting dates L. Ricklin made a motion to approve 2020 meeting dates of Feb. 4, May 5, September 8, November 10 at 7:00 P.M. in Chaplin library meeting room. W. Church seconded, passed unanimously.

c. Submission of HDC annual report to BoF Mr. Peifer said the annual report reviewing HDC activity was submitted in a timely manner.

d. Alterations to 31 Chaplin St. Mr. Peifer visited with D. Cox, owner, 31 Chaplin St to view plans to replace stone steps at a rear side door with wooden steps and a hand rail to address a safety issue. Mr. Peifer consulted with Building Inspector Bellman who agreed the stone steps presented a safety hazard and agreed they should be replaced and no public hearing would be necessary.

5. Correspondence Mr. Peifer was contacted by the Ct State Preservation Office for an annual report for Certified Local Gov'ts (CLG) requesting information on members, meetings, hearings and a copy of the latest municipal audit for the reporting period of 10/1/17 to 9/30/18. It was completed and mailed.

6. Old Business a. Discuss reprint of Historic District brochure Mr. Peifer said there is \$50 in the current budget for reprinting the brochure on the houses in the historic district. Discussion will be continued at the next meeting.

7. Adjournment. L. Ricklin moved to adjourn at 7:29 P.M. Motion passed unanimously.

Respectfully submitted, Susan Peifer- Recording clerk- HDC