

Chaplin Historic District Commission

Special Meeting & Public Hearing

Tuesday, October 1, 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. .

A. Public Hearing

The Chaplin HDC held a public hearing on Tuesday, October 1, 2019 at 7:00 P.M. in the meeting room of the Chaplin Public library on an application for a Certificate of Appropriateness by Fritz and Gretchen Maurer to erect a detached two car garage and studio at 350 Phoenixville Rd. The hearing was opened at 7:00 P.M. Members present: P. Peifer- Chairman, W. Church- Vice-chairman, J Givens and Leslie Ricklin- Alternate. Also present were applicants Fritz and Gretchen Maurer and S. Peifer- recording clerk. Mr. Peifer read the legal notice that was published in the Willimantic Chronicle on September 21, 2019.

Mr. Maurer presented the plans for a 24 X 28 detached garage with a side entrance door and windowed dormer facing south and two garage doors with an upstairs double window facing the street on the west side. Members asked about the design and style of the garage doors, side door, siding and roofing material and window style. Mr. Maurer stated the siding would be a T-111 wood vertical siding, with wood trim and roof shingles similar in color and style to the house. The garage doors would be carriage house style with upper divided light windows; the dormer and side windows would be "six over one" style. The Maurers brought up the possibility of a hayloft door over the garage doors instead of the double windows in the plan. Members thought it would be better to stay with the plan as presented with the double windows over the garage doors in either "six over one" or "four over one", depending on the final size. Window material would be wood or vinyl. Gutters will installed on south and north sides and lighting fixtures will be similar bronze color and style as on the house. The side door will be a similar style to the house side door. The garage is set back so that the front of the garage lines up to within five feet of the rear wall of the house. A gravel 12' by 35' turn-around will be added to the gravel driveway area and a 3 foot wide stone path installed between the garage and house. The garage will be built on a concrete foundation with about 8 inches showing below the siding. The hearing was closed at 7:30 P.M.

B. Business Meeting

1. Call to order, roll call and seating of alternates Mr. Peifer called the meeting to order at 7:30 P.M. Also present were regular members W. Church and J. Givens, alternate L. Ricklin was seated for D. Cox.

2. Approval of September 10, 2019 Minutes J. Givens moved to approve the September 10, 2019 minutes. L. Ricklin seconded, L. Ricklin, W. Church and P. Peifer approved, J. Givens abstained.

3. Discussion and vote on Maurer application W. Church moved to approve the Maurer application for a Certificate of Appropriateness as discussed. J. Givens seconded. P. Peifer said it would not be necessary to add all the specifications as conditions, they are listed in the minutes and agreed to by the Maurers. Motion approved unanimously. P. Peifer gave the Maurers a signed copy of the application with the approval.

4. New Business None

5. Correspondence None

6. Old Business a. Discuss reprint of Historic District brochure P. Peifer asked about adding houses to the existing brochure. J. Givens thought it should be left unchanged. L. Ricklin said with the upcoming 200th anniversary maybe the photos should be updated. J. Givens mentioned that people like the old photos and maybe adding some additional photos could be done.

7. Adjournment P. Peifer mentioned the next regular meeting will be November 12th. J. Givens moved to adjourn the meeting at 7:41 P.M. Motion passed unanimously.

Respectfully submitted, Susan Peifer- Recording clerk- HDC