

Chaplin Historic District Commission

Minutes

Special Meeting & Public Hearing

Tuesday, July 25, 2023

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. Hearing: Victoria Northrop and Cesar Beltran, 28 Chaplin St. Construction of a picket fence.

Chairman Warren Church opened the hearing at 7:00 P.M. HDC members present were P. Peifer, D. Cox, L. Ricklin and C. Lindquist. Also present were applicant Victoria Northrop and members of the public Helen Weingart and Adele Swart. Mr. Church read the legal notice dated June 7, 2023 and published in the Willimantic Chronicle on July 15, 2023. Ms. Northrop described the plan to install a wooden Federal picket style fence to enclose the yard for a dog. It would start at a point on the side of the house and run parallel to the stone wall on the along Chaplin St, turn toward Rte. 198 and end at the front of the barn. Another portion would run from the side of the barn, make a turn and end at the back of the house. In response to Dr. Lindquist's question to how far the fence would be from the stone wall, Ms. Northrop explained it will be set back about 50 feet. Mrs. Ricklin asked if there was ever a fence on the property, Ms. Northrop said there was in the past but it had been removed. Mr. Church closed the hearing at 7:10 P.M.

B. Hearing: Town of Chaplin. Moving Chaplin Museum building to the Chaplin Library site.

Mr. Church opened the hearing at 7:15 P.M. and read the legal notice to move the museum building to the library site dated July 7, 2023 and published in the Willimantic Chronicle July 12, 2023. He said the HDC had received the application with a letter from First Selectman Juan Roman. Mr. Church read the letter covering reasons to move the museum such as access and utilization of the building and the desire to create a heritage garden. Information the Town received from Ct Historic Preservation stated the building would not lose its historic status as long as it is in the Historic District. On July 19, Mr. Church received an email from Assistant to the First Selectman Susan Welshman requesting that the hearing be postponed to September to enable more time to receive information from the Ct. State Historic Commission. Ms. Northrop asked several questions about the move: would the large tree be removed; what would the site look like after removal and would there be changes to Chaplin St. She also commented that a new building might be more suitable. Mrs. Ricklin expressed concern about the Town expecting volunteers to form a committee to oversee museum activities after several new groups were just formed and there is a lack of volunteers. Since Mr. Roman was not present, Mr. Church advised that all concerns should be addressed at the hearing in September or brought up to Mr. Roman so he could be prepared to answer them. He continued the hearing at 7:34 P.M. to September 12, 2023.

C. Special Business Meeting

1. Call to order, roll call and seating of alternates. Mr. Church called the meeting to order at 7:34 P.M. Present were regular members W. Church, P. Peifer, D. Cox. Alternate L. Ricklin was seated for J. Givens and C. Lindquist was seated for C. Smith. W. Rose was absent.

2. Approval of May 2, 2023 minutes. Ms. Ricklin made the motion to approve the minutes, Mrs. Cox seconded; the minutes were approved unanimously.

3. Audience for citizens: None

4. New Business

a. Certificate of Appropriateness for Installation of a picket fence at 28 Chaplin St.

Mrs. Ricklin moved to approve the C of A. Dr. Lindquist seconded. Mr. Peifer said the fence is appropriate, there was a previous fence and other similar fences on the street. Mr. Church thought the stone wall would mitigate the look of the fence because of the set back from the wall. Mrs. Ricklin thought the fence will look nice on the site. The motion was approved unanimously. The applicant has 180 days to complete the project with a provision to ask for a time extension.

b. Certificate of Appropriateness for moving the Chaplin Museum Building to the Chaplin Library site. No action, hearing is continued.

5. Correspondence. A Preservation Connecticut magazine was received.

6. Old Business. Mr. Peifer requested the Solar Guidelines be put on the next agenda for a vote.

7. Adjournment. Mr. Church adjourned the meeting at 7:43 P.M.

Respectfully submitted, Susan Peifer- Recording clerk- HDC