

Chaplin Historic District Commission
Public Hearing and Meeting, Feb. 7, 2017
Chaplin Public Library Conference Room, 7 pm

Members present: Paul Peifer (Chair) Jean Givens, Kitty LeShay, Warren Church and alternates Paul Siege, Carl Lindquist, and Cathy Smith. Guests: Raymond Molnar III and James Burrows.

- A. 1. The Public Hearing was called to order at 7:04 pm. James Burrows of 342 Phoenixville Road presented plans for the construction of barn doors to the garage and he reviewed the specifics of the fence he installed.
 - He explained that the doors would be five-foot split doors that open outward with hinges on the exterior. The former doors were shorter and didn't permit parking in the barn. The design of the new doors with diagonal boards is modeled on an old structure in Mansfield Center. The trim to the doors and the clapboards will remain unchanged. The old doors were removed in November along with some rotted timbers.
 - The picket fence is already installed due confusion about the need for HDC approval. It is a gated fence that steps down in 8 foot increments to follow the property incline. The gate is ca. 3 feet wide; the fence is 5 feet high and ca. 45 feet in length with pine 2" X 3" pickets, 4" X 4" posts, 2" X 4" cross members. The fence and gate are constructed of pine. The gate hardware is black wrought iron. It was constructed during summer, 2016. The Burrows hearing was closed at 7:27 pm.

2. A second Public Hearing was called to order at 7:28 pm. Raymond Molnar III of 96 Chaplin Street presented details of the 8 X 10 foot wooden shed that he has already constructed. Again, he did not receive a CA for this construction. The structure is all wood, approximately 8 feet tall. The roof is constructed with asphalt shingles with two small roof vents on the supporting walls. The shed rests on plank flooring supported with concrete blocks. The site slopes which means that currently, the plank and blocks are visible. The door is ca. 54 X 72" with a small 4-pane window offset. They propose to mount a 75-year old "antique" weathervane on the roof and mask the irregular foundation and gap with field stones when weather permits. The Molnar hearing was closed at 7:38.

- B. Business Meeting was called to order at 7:39 pm.
 1. Roll call and seating of alternate Lindquist in place of Cox.
 2. Le Shay moved and Lindquist seconded a motion to approve the minutes of Nov. 1, 2016. Corrections: the old post office is at the North end of Chaplin Street; "duplication" should be "duplicate." Motion passed unanimously, Church and Lindquist abstained.
 3. New Business
 - a. The Burrows application was discussed. Givens moved and Church seconded the motion as follows: **Motion to approve two sets of 10 X 10 foot carriage barn doors on the front of barn that employ pine and barn board materials, diagonal wood paneling, black wrought-iron strap hinges, and 4 black wrought-iron handles.** Discussion followed; motion passed unanimously.
Givens moved and Lindquist seconded a second motion as follows:

Motion to approve a picket fence 5 feet high and ca. 45 feet in length with pine 2" X 3" pickets, 4" X 4" posts, 2" X 4" cross members, and black hardware on the 3 foot gate. The motion passed unanimously. Mr. Burrows left the meeting

- b. The Molnar application was discussed. Givens moved and Church seconded the following motion: **Motion to approve an 8' X 10' wooden shed supported by wooden panel on concrete blocks, 6 foot door and one window, with permission to add fieldstones to mask the foundation elements and a 75 year old weather vane.** Discussion followed; Carl Lindquist noted that the addition of vegetation would shield the building from the street. The motion passed unanimously. Mr. Molnar left the meeting
- c. Paul Peifer presented the HDC FY 2017-2018 budget. He noted that the HDC has been allotted \$150 for clerical hire/ recording clerk should one be needed. Church moved and LeShay seconded a motion to set the FY 2017-18 budget at \$625. The motion was approved unanimously.
- d. Paul Peifer invited discussion of HDC Resident requirements concerning minor and/or temporary outside ornamentation.

4. Old Business

Cathy Smith noted the major work on the Old Store has changed the appearance of the wall. Notes that some current exterior walls were formerly interior walls. Peifer notes that south wall currently bulging and will need repairs, but not an HDC CA.

5. Correspondence

- a. Certified letter dated Nov. 7, 2016 to James Burrows, 342 Phoenixville Rd.
- b. Annual report letter for FY 2015-2016 has been submitted by Paul Peifer.

6. Meeting adjourned at 8:23 pm.

Respectfully submitted:

Jean A. Givens, Member, Chaplin HDC