



**Minutes of the Historic District Commission
Thursday, September 3, 2015
Brookfield Town Hall**

Call to Order: The meeting was called to order at 7 p.m. by Chairperson, Jacqueline Salame

Members Present: Kevin Archer, Liz De Lambert, Peter Bertolami, Robert Brown, Rosemary Erb-Fawcett, Laura Mancuso, Harold Proudfoot

Members Absent:

Public in Attendance: Joseph Kyek, 10 Long Meadow Hill Road
Stuart Dalton, 17 Long Meadow Hill Road
Glenn Simons, Representative from Ross Solar Group LLC
Dave Cole, 186 Whisconier Road
Katherine Legere, 12 Long Meadow Hill Road
Margaret & Kevin McLoone, 19 Long Meadow Hill Road

Public Hearings opened at 7 p.m.:

Application 2015-03: Stuart & Sara Dalton, 17 Long Meadow Hill Road for the addition of a fence and a free standing above-ground solar array along the northwest property line.

In previous meetings the HDC had questions for S. Dalton. During this meeting those questions were answered by S. Dalton and G. Simons from Ross Solar Group.

- ✓ The design of the array is based on the tracking of the sun to produce the optimum of electricity.
- ✓ If the panels are lower, when the snow slides off and it collects at the bottom of the panel and would have to be removed in order to not affect the production of electricity.
- ✓ Various heights were discussed in order to maintain the efficiency of the panels.
- ✓ In order for the solar array to be pushed back beyond the septic fields several trees would need to be removed and site excavation and concrete work would be needed to support the structure.

HDC will not consider snow as an argument for the height of the array.

Height of the array will be covered by the height of the fence. The solar panels will follow the grade and be below the fence line.

Seven feet 9 inches is the proposed height and 8 feet 6 inches is the proposed width of the solar array.

The proposed fence is 54 inches high and will start at the McLoone's property at the corner of 19 Long Meadow Hill Road and run across the Dalton's property to the screened-in porch.

The commission members pointed out that the design of the fence would have to provide access to the backyard and steps would be needed in the fence in order to be in scale with the screened-in porch.

Comments from the residents present at the meeting:

M. McLoone believes that the array is about two feet over the height of their fence, affects the view from her garden, and the array is too long. Also there is too much metal and it is very noticeable.

K. McLoone does not want to see the array in his own yard let alone anywhere else. Too close to the view from their dining room table. Is it possible to move it further back.

K. Legere said that certain rules have been abided by in the Historic District, and feels the solar array will disrupt the district. Does not think the HDC should amend our rules to accommodate the fence.

R. Brown moved to close the public hearing at 7:41 p.m. R. Erb-Fawcett seconded. All approved.

HDC discussion followed:

HDC concern is visibility of the array from the street. The solar array should be lowered. The fence design needs to cover the array and be in scale with the house.

Application 2015-04: Samantha Adler and Joseph Kyek, 10 Long Meadow Hill Road for window replacements on the east, north, and south elevations.

J. Kyek was present to discuss the windows. Existing windows are double hung, single pane, one over one. The window frame will remain as is. J. Kyek is proposing replacement windows, not replacement frame that will make the window smaller within the frame.

The proposed new windows will be double hung, vinyl, tilt in for cleaning, six over one with muntins between the glass. They are manufactured by Insul-Tec, the basic window sold by Superior Windowland, Monroe, CT. Total number of windows are six windows in the front and ten on the sides.

R. Brown moved to close the public hearing at 8 p.m., L. Mancuso seconded. All approved.

HDC discussion followed:

HDC discussed that vinyl was incompatible with the historic district as well as muntins between the glass. There was also a discussion about repairing the existing windows and adding storm panels.

Application 2015-05: David Cole, 186 Whisconier Road for the construction of a new two-story single family residence.

D. Cole presented the updates on the design of the new house and the progress of the project. He also discussed the repair of the barn which will retain its original appearance.

R. Erb-Fawcett motioned to close the public hearing at 8:30 p.m., R. Brown seconded. All approved.

Voting on applications:

H. Proudfoot motioned to deny without prejudice **Application 2015-02**. R. Brown seconded; all approved.

R. Brown motioned to approve **Application 2015-03** for the ground solar array with the following conditions:

1. The height of the solar array is to be lowered from 7 feet 9 inches to a maximum height of 6 feet 3 inches. The height is not to exceed 6 feet 3 inches at any point along the array.
2. It is recommended that the frame be black or dark gray in color to minimize the visual impact.
3. The beginning of the new fence is to match the height of the McLoone's fence on the adjacent property (beginning at approx. 54 inches high) and terminating, with an overall height reduction of not less than 12 inches, at the screened-in porch.
4. The gates should be located at the south end of the fence near the screened-in porch.
5. The actual height of the adjacent property owner's fence and the screened-in porch eaves are to be verified so that the height, the layout and proportion of the fence are compatible with all conditions.
6. The fence design needs to be approved by the HDC before purchase and installation.

K. Archer seconded. L. Mancuso abstained. R. Erb-Fawcett denied. Remaining members approved.

K. Archer motioned to disapprove **Application 2015-04** because the vinyl windows are inappropriate within the context of the District. L. Mancuso seconded; all approved.

L. Mancuso motioned to approve **Application 2015-05** as presented. R. Brown seconded; all approved.

Business Meeting opened at 8:30 p.m.:

Previous Minutes:

L. Mancuso moved to accept the July 2, 2015 as written. R. Brown seconded; all approved.

Old Business:

Date for the 2015 Historic District (north section) Walking Tour #2 has been rescheduled to May 1, 2016 from 2 p.m. to 4 p.m. with a rain date of May 15, 2016

New Business:

168 Whisconier Road / Urbanski Residence / Post Lighting

Replaced fence caps with solar caps. Violation letter will be sent to the property owners.

Residents / Trash Can Locations

Add to the resident's annual letter.

K. Archer moved to adjourn the meeting at 10 p.m. P. Bertolami seconded; all approved.

Respectfully submitted,
Jane Brown, Secretary