

Historic District Commission
Minutes

Meeting May 14, 2013

The meeting convened at 7:00 p.m.

Members Attending: G. Bruhn, J. McGarry, L. Minearo, D. Spencer, A. Bacon

Others Attending:

Nina Shafer (owner) and Gary Galett (lessee) of the former Mansfield General Store, Mansfield Center Historic District

Michelle and Sam Shifrin, owners of the Kirby Mill, Mansfield Hollow Historic District, with Steve Fisk of O'Connell Energy Development Group (developer, contractor and operator of the proposed hydro electric facility)

New Business:

Former Mansfield General Store

The group discussed replacement for the temporary balustrade, which was erected, on the front porch of the store for insurance purposes. Mr. Galett has secured 30 balustrades from the late 19th C. and is proposing to use these on the front of the porch, with spacing approx. 8" apart. He will attempt to find additional reproduction or original balustrades to use on the sides of the porch. Because the floor of the porch is less than 30 inches from the ground, a building permit is not required. The existing flat 2 x 6 inch rail will remain. Mr. Galett agreed to produce a design for the Commission, showing the placement of the vertical and horizontal components. At that point, the Commission will be able to issue a Certificate of Appropriateness.

Kirby Mill Hydro Electric Project

The Commission in 2006 and again in 2010, when minor changes were made, approved this project. Another minor relocation is necessary at this time, and will result in the structure moving further away from the mill, on a lower level. In addition, the structure will be approx. 5' lower than originally approved. Both changes will result in the structure being less visible from a public right of way. The project has received approvals from Historic Properties Management Plan, filed with the Federal government as well as from the State Historic Preservation Office. A massive historical and archeological study was undertaken to satisfy these requirements (see description below)*.

The Commission voted unanimously to reapprove the project and will issue an unconditional Certificate of Appropriateness.

Old Business:

The minutes of the April meeting were approved, with the addition of the words “by letter” after D. Spencer’s name. Dave did not attend the meeting, but submitted comments, which were read at the meeting.

The meeting adjourned at 8:28 p.m.

Respectfully submitted,

Gail Bruhn
Chairman

*The historic preservation efforts that have been and will continue to be conducted throughout the construction of the project are defined and managed via the Historic Properties Management Plan, Mansfield Hollow Hydro Power Project, Mansfield Center , Connecticut , FERC Exemption Project No. P-12551-001 (HPMP). I have attached a copy of this document for your records.

The HPMP was requested by the Federal Energy Regulatory Commission (FERC). It was developed by us (via Raber Associates, Consultants in the Historical and Social Sciences) and approved by the FERC and the State Historic Preservation Office, Connecticut Commission on Culture & Tourism, Historic Preservation & Museum Division. The project was also reviewed and approved by The Advisory Council on Historic Preservation, Federal Permitting, licensing and Assistance Section, Office of Federal Agency Programs.

Pre-construction implementation of the HPMP was conducted during the fall of 2012 and included extensive archeological excavation and documentation efforts. This work was done by; Archaeological and Historical Services, Inc. of Storrs , Ct. Monitoring and continued implementation of the HPMP will be accomplished throughout the construction phase of the project.

At the conclusion of construction, and per the HPMP, a final report will be completed and submitted to the State Historic Preservation Office for archiving within the States records.