

## **DRAFT MINUTES**

<b>Members Present:</b>	G. Bruhn, L. Kruger, D. Spencer,
<b>Members Absent:</b>	N. Miniutti, E. Spencer
<b>Alternates Absent:</b>	M. Mitoma
<b>Staff Present:</b>	L. Painter, Director of Planning and Development; E. Galbraith, Administrative Assistant

### **CALL TO ORDER AND ROLL CALL**

Chair Bruhn called the meeting to order at 6:33 p.m. Members present are Bruhn, Kruger, and D. Spencer.

### **APPROVAL OF MINUTES**

Approval of the December 10, 2020 minutes was tabled to the next meeting.

### **PUBLIC HEARINGS**

#### **Proposed Drainage Improvements at the Mansfield Historical Society building, 954 Storrs Road (Spring Hill District; File H-0056)**

Bruhn opened the public hearing at 6:35 p.m. Members present are Bruhn, Kruger and D. Spencer.

Applicant Ann Galonska, Executive Director of the Mansfield Historical Society, presented the materials in the application for a Certificate of Appropriateness. In addition to the previously presented drainage improvements, additional improvements include removal of a chimney which was not original to the building and which is currently in severe disrepair and allowing water to enter the building.

Bruhn invited members of the public to comment. Rudy Favretti, Middle Turnpike, stated that he reviewed the site and plan and supports Galonska's proposal, including the necessary removal of some trees to complete the project.

Bruhn closed the public hearing at 6:45 p.m.

### **OLD BUSINESS**

#### **A. Proposed Drainage Improvements at the Mansfield Historical Society building, 954 Storrs Road (Spring Hill District; File H-0056)**

D. Spencer MOVED, Kruger seconded, to approve the application of the Mansfield Historical Society for removal of a chimney and removal of a portion of a retaining wall at

954 Storrs Road in the Spring Hill Historic District as described in the application materials dated February 4, 2020. Motion PASSED unanimously

D. Spencer MOVED, Kruger seconded to increase the effective length of the Certificate of Appropriateness to two years due to the potentially lengthy approval and funding process for this project. Motion PASSED unanimously.

**B. Update to Commission Rules and Regulations**

Painter gave an overview comparing examples of Historic District Commission Rules and Regulations from Connecticut towns Madison, Sharon, Stratford, Windsor, and Woodbury. Painter reported that the examples of Sharon and Woodbury are more operational, while Madison, Stratford and Windsor are more comprehensive in terms of guidance to property owners on appropriateness of various types of alterations. Bruhn reported that she had read through all the examples and preferred Madison's over the others for the reasons Painter had mentioned. Kruger and D. Spencer were also in favor of what was presented regarding Madison's HDC Handbook. Lastly, Painter also noted a preference for local photo examples rather than sketches of examples pertaining to rules and regulations. Further discussion was tabled to a future meeting.

**C. Demolition Delay Ordinance**

Tabled to future meeting.

**NEW BUSINESS**

**A. Election of Officers**

Tabled to future meeting.

**ADJOURNMENT**

Bruhn adjourned the meeting at 7:23 PM.

Respectfully Submitted:



Emmy A. Galbraith  
Administrative Assistant