

Woodstock Historic District Commission
Regular Meeting via Zoom
Wednesday, March 24, 2021, 7:00 p.m.
Minutes

1. Call to Order: 7:04 p.m. by Chairperson Gail Usher. Present: Commission Members Gail Usher, Earl Manz, Harold Bishop, Stan Swanson, Tim Monahan, Patrick Mule, and Karen Olah; ; members of the public Diane Miller; Town Technology Anthony Pezzetti.
2. Appointment of alternates: none
3. Public Hearing: 531 Route 169, Alexandra (Sam) and Bruce Lyman, for new roof. The Lymans described the proposed new roof for their home of 43 years. During their residence at 531 Route 169, the Lymans have placed 2 cedar roofs, each of which lasted 21 years. At this time, it is too expensive to do it again, and also very hard to insure a home with a wood roof. This time the Lymans intend to use asphalt shingles, which the home had in 1978. Instead of black shingles as in 1978, the home owners intend to use Owen Corning estate gray shingles. A discussion took place concerning the proposed project and the fact that the roof has at this point failed with leaking. Some surfaces are scoured and split. Harold Bishop moved to close the public hearing. Earl Manz seconded. Unanimously approved. Commission members discussed the proposed change from cedar shingles to Owen Corning estate gray shingles, acknowledging that the Commission has in the past approved a change from cedar shingles to asphalt shingles. Earl Manz moved to approve the project as presented with estate gray asphalt shingles, with flashing to remain, and with drip edge if the Lyman's desire; Harold Bishop seconded. Unanimous approval.
4. Review of Minutes: February 24, 2021. Motion to approve the minutes by Stan Swanson; seconded by Tim Monahan. Unanimous approval.
5. Correspondence: Correspondence was received as follows: Alexandra Lyman concerning roof project; the Youngs concerning their property; Connecticut Circuit Rider concerning his plan to view the Young's home along with Stan Swanson on March 31st.
6. Public Comment: none
7. Project Consultations: The new owners of 528 Route 169, Christine and Chase Lessard, were present at the meeting to discuss repairs that they intend to make. They inquired about how the process works. The project will entail removing huge bushes on the property which are starting to damage the porch and railings, replacing the current stairs to the porch with wider stairs, replacing the wrought iron railing with wooden railings with posts that match the posts that support the roof. Further, the owners would like to replace the lattice skirt on the porch with slats that would also allow air to flow. Discussion was had about the proposals which were viewed favorably as the project uses some of the components of the house already there. Advised the owners that the Commission will need a full frontal view of the house and a detailed plan including materials descriptions when a public hearing is held.
8. Old Business

599 Route 169. Gail Usher has emailed the owners and also telephoned them but has not heard back from them in over a month. Gail Usher has spoken with the building official who will meet with the Commission and is willing to take appropriate action if the owners do not come into compliance with the stipulations that were agreed to by the owners but that have not been complied with. Gail Usher will write an official letter to the owners. The Circuit Rider will be coming to look at 599 Route 169 to provide the WHDC with action options based on the Commission's enforcement powers to enforce the stipulations that were given for some parts of the project. Also, the WHDC needs to obtain certificates of appropriateness for work that has already been done. The Commission's preference is to work with the owners to reach a mutual agreement.

Church property across from Woodstock Academy: Questions concerning plantings that were intended as a screening that have died and not yet been replaced; also the lighting. Gail Usher will write a letter to the Academy about replacing the dead shrubbery.

9. New Business:

606 Route 169: There is a travel trailer in the woods behind the property that is visible from Old Hall Road which has a railing added suggesting that the trailer is being used as a permanent fixture. Tim Monahan suggested that it is a zoning issue.

622 Route 169: The owners of this property put in a blacktop driveway without getting approval. Contact will be made with the owners.

10. Adjournment: Motion to adjourn by Stan Swanson; seconded by Tim Monahan. Unanimous approval at 8:00.

Respectfully submitted by Earl Manz, Acting Clerk.

These minutes may be published but the Commission does not approve them until the next regular meeting, which is scheduled for April 28, 2021, at 6:30 P.M. The link to the Zoom meeting is at <https://youtu.be/74KSjUkEf7c>.