

Woodstock Historic District Commission
Regular Meeting via Zoom
Wednesday, April 28, 2021, 6:30 p.m.
Minutes

1. Call to Order: 6:32 p.m. by Chairperson Gail Usher. Present: Commission Members Gail Usher, Earl Manz, Harold Bishop, Stan Swanson, and Tim Monahan; Town Technology Anthony Pezzetti.
2. Appointment of alternates: none
3. Public Hearings:
 - a. 36 Old Hall Road, by Kristen Heitert and Daniel Forrest, for outbuilding. The proposed outbuilding was described as an 8 foot by 12 foot shed, with a maximum height of 8 feet, 6 inches, to be used for storage of gas powered equipment. There is no outdoor storage on the property at this time. The shed will have a single pitch roof, and will be partially screened by vegetation. Construction will be solid pine horizontal boards for siding, 3 windows for natural light. There will be no electricity or water for the shed. The shed will be pale gray to match the existing house with a roof of steel or black roofing panels. The shed will be set approximately 2/3rds of the way back for the total property. There were no public comments on the proposed project. The Commission discussed the proposed project focusing on the roof. Harold Bishop moved to close the public hearing; Earl Manz seconded; unanimously approved. Earl Manz moved to approve the proposal as presented; Stan Swanson seconded; unanimous approval.
 - b. 49 Old Hall Road, by Paul Geotis, for resurfacing driveway. At present, there is failing macadam-asphalt that was oiled with stones put on top. The proposal is to replace the failing macadam with an asphalt surface without the added stones. The driveway is 160 feet from the street to the garage and hair salon. The appearance will not change in any significant way from the current appearance. There was public comment in support of the project from a neighbor of the property. Discussion by the Commission took place. Tim Monahan moved to close the public hearing; Stan Swanson seconded; unanimous approval. Stan Swanson moved to approve the proposal as presented; Earl Manz seconded; unanimous approval.
 - c. 30 Child Hill Road, by Larry and Maureen Lane, for replacement of windows. The property, which was the old Woodstock Academy headmaster's house, had some windows replaced by the Academy, but the current owners want to replace additional windows that are not airtight. Pictures were provided to the Commission showing which windows will be replaced. Three of the new windows will match the ones replaced by the Academy and which were approved by the Commission at the time of installation. The majority of the new windows will be 6 pane over six pane vinyl windows and will replace current windows that are 2 pane over 2 pane. Sashes will not be replaced with the new windows going into the old sashes. The new windows will be double paned insulated windows without external storm windows. There was no public comment. Discussion took place by the Commission which noted that the new windows will improve the overall appearance by making most of the windows consistent with each other. Tim Monahan moved to close the public hearing; Harold Bishop seconded; unanimous approval. Earl Manz moved to approve the proposal as presented; Stan Swanson seconded; unanimous approval.

d. 528 Route 169, by Christine and Chase Lessard, for new porch steps and porch skirt. Chase Lessard presented a drawing of the front porch. The current stairs are four feet wide with four steps. The proposal is to expand the width of the steps to nine feet, which will be between two of the current four posts, and reduce the number of steps to three. As for the skirt, which currently is made of lattice but in poor shape, there will be all wood slats to improve both the safety and appearance. The steps will have a hand railing on each side. The existing porch railing will remain but be repainted. There was no public comment. The Commission discussed the proposal favorably. Tim Monahan moved to close the public hearing; Harold Bishop seconded, unanimous approval. Earl Manz moved to approve the proposal as presented; Tim Monahan seconded; unanimous approval.

4. Review of Minutes: March 24, 2021. Motion to approve the minutes by Stan Swanson; seconded by Tim Monahan. Unanimous approval.

5. Correspondence: Correspondence was received as follows: from the McClellans concerning 599 Route 169; from the applicants concerning the public hearings for the April 28 Commission meeting ; and from the Connecticut Circuit Riders.

6. Public Comment: none

7. Project Consultations: none

8. Old Business

a. 494 Route 169, for house demolition. Stan Swanson reported on his walk through the house along with the Circuit Riders, and indicated that it is in bad condition and would require a great amount of work to meet code. It would require a lot of structural change. It could not be determined how much it would cost to bring it up to code. The Youngs are to determine the costs of possible repairs. Another possibility is that the house could be moved. The Commission must require that all of the necessary steps are followed regarding a demolition, but ultimately a demolition may be appropriate. The Commission will continue to monitor the situation and hear back from the owners about their proposal.

b. 599 Route 169. Issues remain with the owner's non-compliance with stipulations that were agreed to at the time of Commission approval. Gail Usher will send a registered letter to the owners with a list of outstanding issues.

c. 49 Old Hall Road. Gail Usher referred the matter of the trailer on the property to the zoning official for follow up.

9. New Business: none

10. Adjournment: Motion to adjourn by Harold Bishop; seconded by Stan Swanson. Unanimous approval at 7:58 p. m.

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 May 26, 2021, at 6:30 P.M. The link to the Zoom meeting is at <https://youtu.be/gOoRwduhUQg>.