

AGENDA

TOLLAND GREEN HISTORIC DISTRICT COMMISSION

Wednesday, October 20, 2021 at 7:00 p.m.

REMOTE MEETING

Public Hearing

1. Call to Order
2. Roll Call
3. 89 Tolland Green
 - 3.1 Consideration of Application for a COA for a fence made of wood lattice
 - 3.2 Neighbor comments, both for and against
 - 3.3 Close of Public Hearing
4. 59 Tolland Green
 - 4.1 Consideration of Application for a COA for front porch remodel and replacement of the porch window
 - 4.2 Neighbor comments, both for and against
 - 4.3 Close of Public Hearing

Regular Meeting

1. Call to Order
2. New Business
 - 2.1 Determination of COA for 89 Tolland Green and vote thereon
 - 2.2 Determination of COA for 59 Tolland Green and vote thereon
 - 2.3 Discuss gazebo inquiry at 63 Tolland Green to determine if a COA is needed
3. Miscellaneous
 - 3.1 Discuss 2022 meeting schedule, Officers, and terms
4. Approval of Minutes from September 15, 2021 Regular Meeting
5. Adjournment

To View Meeting Materials:

See <https://www.tolland.org/historic-district-commission/pages/remote-meeting-packets-audio-recordings>

To Join Zoom Meeting:

If using a computer, tablet or smartphone, download Zoom app prior to the meeting.

Go to: <https://us06web.zoom.us/j/81773772873?pwd=eGhHOFZONXFpTOVpNXJmR24zbnc5dz09>

Meeting ID: 817 7377 2873

Passcode: 10202021

Or call: 929-205-6099 and enter meeting ID 817 7377 2873

Meeting password is 10202021

If you receive an error message after entering the password:

Enter the password again.

If it does not work, click on the meeting link.

If you still cannot get into the meeting, call in.

Public Hearing

Agenda Item 3

Legal Notice
Tolland Green Historic District Commission

The Commission will hold a Public Hearing on October 20, 2021 at 7:00pm to consider an application for a Certificate of Appropriateness by Theodore Jick, for a fence in the backyard constructed of wood lattice at 89 Tolland Green. This application is on-line at <https://www.tolland.org/historic-district-commission/pages/applications-pending>
Only remote participation will be allowed. Instructions to participate will be on the agenda, which will be posted by October 18, 2021 at www.tolland.org

To run twice in the Journal Inquirer on October 8 & 12, 2021.



TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Application for a Certification of Appropriateness

Property Information

Property Address: 89 Tolland Green

Property Owner: Theodore Tich

Phone Number: [REDACTED]

Applicant Information

Applicant Name: Theodore Tich

Applicant Address: 89 Tolland Green

Phone Number: [REDACTED] Email Address: [REDACTED]

Project Information

Type of Building: Colonial

Nature and description of work to be done as it affects exterior appearance. Attach appropriate drawing or plans giving the position of the house or structure on the site, ground plan of house with proposed addition, and all pertinent elevations showing size and style of windows, dormers, doors, exterior wall finishes, roofing material, chimneys, vents and ornamentation. (If more space needed, attach sheet to application.)

fence in backyard of wood lattice

Estimated Start and Completion Dates:

Start: July 10, 2021 Complete: Sept 15, 2021

1. Attach a photograph of the existing structure or place to be changed as viewed from the street showing that portion of the structure to be altered, together with a drawing of the proposed alteration or change.
2. Application fee of \$75.00 must accompany application (make checks payable to Town of Tolland).
3. Application form, fee, plans, photograph and drawing must be submitted to **Planning & Building Department**. Public Hearings will be scheduled within not more than sixty-five days after the filing of an application.

This application form and all accompanying plans and materials are accurate and complete:

Applicant Signature: [Signature] Date: 9/20/21

Property Owner Signature: [Signature] Date: 9/20/21

OFFICE USE ONLY

Received & Fee Paid: <u>[REDACTED]</u>	Hearing Scheduled:
Hearing Advertised:	Action:
Notice of Action to Applicant:	







Agenda Item 4

Legal Notice
Tolland Green Historic District Commission

The Commission will hold a Public Hearing on October 20, 2021 at 7:00pm to consider an application for a Certificate of Appropriateness by Thomas and Linda Calabrese, for remodeling of the front porch and replacement of the porch window at 59 Tolland Green. This application is on-line at <https://www.tolland.org/historic-district-commission/pages/applications-pending>

Only remote participation will be allowed. Instructions to participate will be on the agenda, which will be posted by October 18, 2021 at www.tolland.org

To run twice in the Journal Inquirer on October 13 & 14, 2021.



TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Application for a Certification of Appropriateness

Property Information

Property Address: 59 Tolland Green Tolland CT 06084
 Property Owner: Tom and Linda Calabrese
 Phone Number: [REDACTED]

Applicant Information

Applicant Name: Mark S Zimmerman Zim's Remodeling
 Applicant Address: 40 High St Stafford Springs CT 06076
 Phone Number: [REDACTED] Email Address: [REDACTED]

Project Information

Type of Building: _____
 Nature and description of work to be done as it affects exterior appearance. Attach appropriate drawing or plans giving the position of the house or structure on the site, ground plan of house with proposed addition, and all pertinent elevations showing size and style of windows, dormers, doors, exterior wall finishes, roofing material, chimneys, vents and ornamentation. (If more space needed, attach sheet to application.)
Porch will look exactly like except for window.
Post are going to be 6" x 6" x 12". Floor joists and sill are going
2x10x8 will joist hangers and sill will be ledger Leds
New railings and stairs. Floor is going to be 1x3-16 targe
and grove flooring and all will be painted the same way
 Estimated Start and Completion Dates: All P/T Lumber
 Start: ASAP Complete: within two weeks for start

1. Attach a photograph of the existing structure or place to be changed as viewed from the street showing that portion of the structure to be altered, together with a drawing of the proposed alteration or change.
2. Application fee of \$75.00 must accompany application (make checks payable to Town of Tolland).
3. Application form, fee, plans, photograph and drawing must be submitted to **Planning & Building Department**. Public Hearings will be scheduled within not more than sixty-five days after the filing of an application.

This application form and all accompanying plans and materials are accurate and complete:

Applicant Signature: Mark S Zimmerman Date: 10-07-2021
 Property Owner Signature: JE Calabrese Date: 10/7/21

OFFICE USE ONLY

Received & Fee Paid:	[REDACTED]	Hearing Scheduled:	
Hearing Advertised:		Action:	
Notice of Action to Applicant:			

Laura Smith

From: Mark Zimmerman [REDACTED]
Sent: Wednesday, October 6, 2021 4:37 PM
To: Laura Smith
Subject: [EXTERNAL]Fw: Our Porch Project 59 Rolland green
Attachments: IMG_4350.JPG; IMG_8861.jpg; IMG_8829.jpg; IMG_8834.jpg; IMG_8835.jpg; IMG_8836.jpg

Laura

Please see below description of work

Thanks
Mark

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Mark Zimmerman" [REDACTED]
To: [REDACTED]
Sent: wed, Oct 6, 2021 at 4:29 PM
Subject: Fw: Our Porch Project

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Sent: wed, Oct 6, 2021 at 8:59 AM
Subject: Our Porch Project

Mark,

While our front porch is being rebuilt we would like to correct the window in the front facing dormer. This is what it looks like now (photo 1). We do not know when the single octangle window was installed but we feel that it is not appropriate. This picture is how it looked 80 or 100 years ago (photo 2). We do not wish to restore it to that design as doors, stoops, and porch entries have all been relocated, as well as have the dormer windows. Here are some examples of front facing dormer or roof end windows on homes on this street now (photos 3,4,5,6). We believe a simple single double hung window in the peak with shutters (as are seen on the house at this time) would be more appropriate as well as more attractive. We would be happy to discuss the design with you.

lsmith@tolland.org → Tolland Building Department

To the Historic District Commission ~ thank you for considering our application. We want the new dormer window to be compatible with the existing first floor windows. Those windows are 4 (vertical) over 1s and measure approximately 57" H X 31" W. The existing windows would not fit the dormer properly, particularly on the interior. If we reduce the size of the proposed window by 40% the four upper panes (7") would become too narrow (5"). By keeping the upper verticals at 7" (consistent with the existing upper panes) we can fit 3 verticals in the new upper. It is quite common for bungalow windows to include varying numbers of these upper vertical panes.

We can accomplish this goal by having a 44" H X 24" W 3 over 1 window.

You will observe that the existing first floor windows have standard light blue "shutters" that are a few inches lower than the windows. Similarly, we intend to have shutters on this new window but, because of the slope of the dormer roof, we believe it might be preferable to have slightly shorter shutters.

We will have the window itself fabricated and the shutters will be either purchased or fabricated as well.

Since the current octagonal window is neither original nor historically appropriate, we are pleased to have the opportunity to correct it while we are repairing/strengthening our front porch.

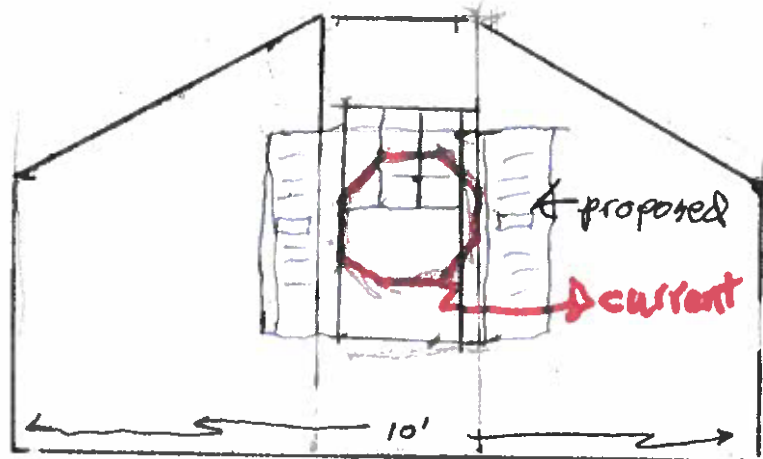
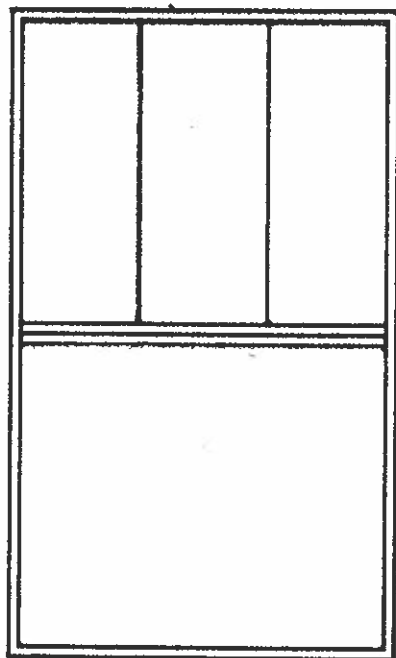
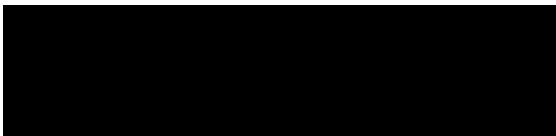
NOTE:

Measurements do not include trim work.

The included sketches are representative of the style and placement of the proposed window and shutters: they are quite accurate but they are not to scale.

Linda and Tom Calabrese

59 Tolland Green



Front dormer wall using interior measurements



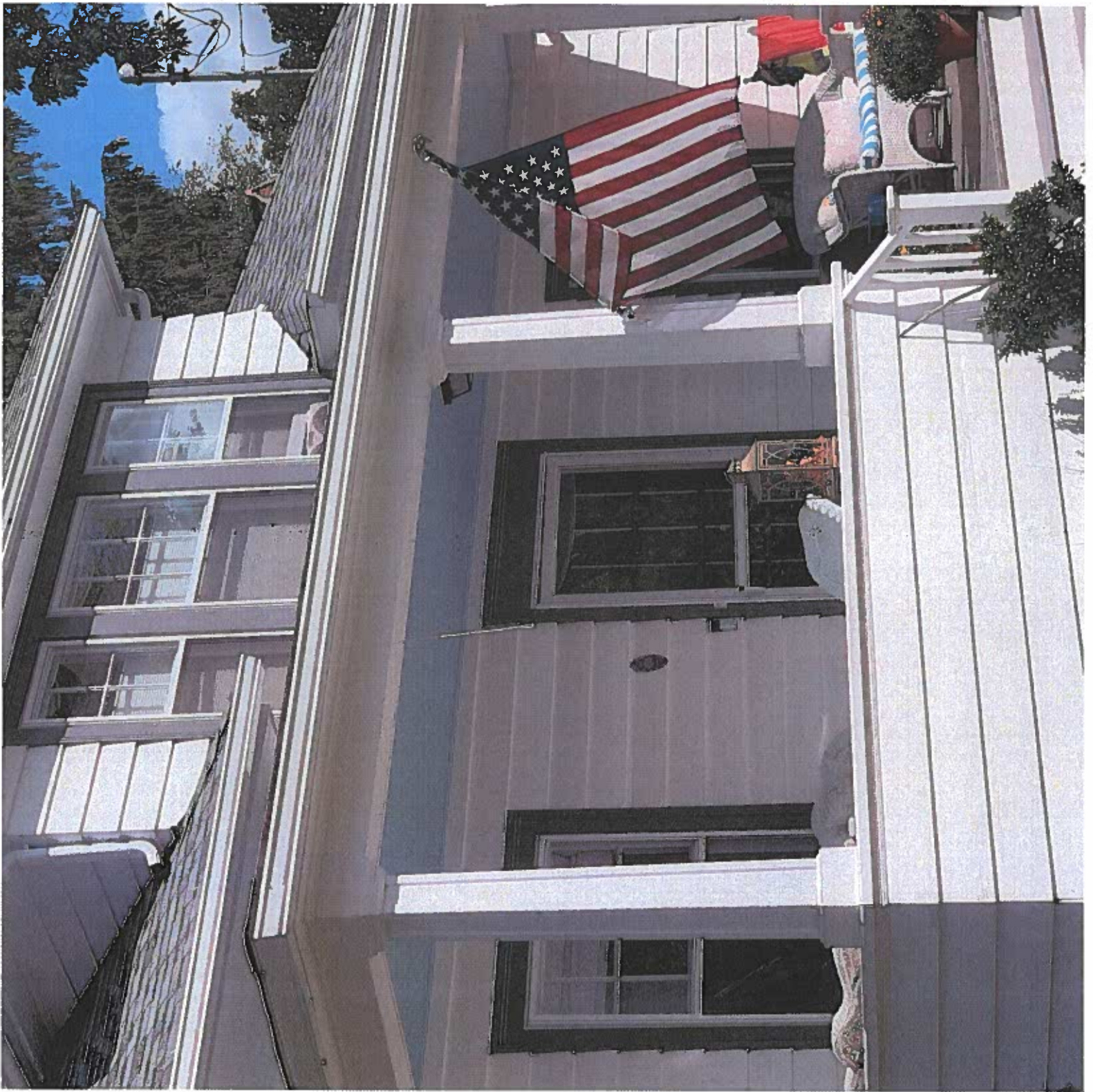


Double Hung with two shutters













Regular Meeting

Agenda Item 2.1

Agenda Item 2.2

Agenda Item 2.3

Laura Smith

From: Lisa Day-Lewis <[REDACTED]>
Sent: Wednesday, October 13, 2021 10:14 AM
To: Laura Smith
Subject: [EXTERNAL]Re: [EXTERNAL]Re: COA 63 Tolland Green

Hi again Laura!

My husband just pointed out that we probably won't put the gazebo up until the spring as the canvas roof is seasonal, so if it does need go to the hearing on a formal application we would like to put that off until spring. He does not want to complicate the solar application with anything additional.

So please let me know either way, and if the gazebo needs a COA we'll pursue it late winter/early spring.

:)

Lisa Day-Lewis
[REDACTED]

Sent from my iPhone

On Oct 13, 2021, at 9:56 AM, Laura Smith <lsmith@tolland.org> wrote:

Perfect! I greatly appreciate your information.

Laura Smith
Building Permit Technician
Town of Tolland
21 Tolland Green
Tolland, CT 06084
860-871-3601
lsmith@tolland.org

From: Lisa Day-Lewis <[REDACTED]>
Sent: Wednesday, October 13, 2021 9:51 AM
To: Laura Smith <lsmith@tolland.org>
Subject: [EXTERNAL]Re: COA 63 Tolland Green

Hi Laura!

Sure thing! I'll attach a link to what it looks like built below. The structure would be placed in the right rear corner of our lot on the raised foundation that used to be a (barn?).

The intent for the area within the gazebo is a quiet space for meditation and reflection. (Not for parties or gathering). We have tables and areas for entertaining closer to the house.

The material is wood and metal. The size is 15x15. As you can see this is a store bought item that we would just put up ourselves, not like some gazebos that are substantial and custom built. It's purpose would just be to provide a little shelter and ambiance.

<https://www.gardenwinds.com/replacement-canopy-hexagon-trellis-riplock-p-2135.html>

<image001.png>

Let me know if you have any other questions!

Also good to know about the solar. We were wondering when that would be getting on the agenda.

Thanks!

Lisa Day-Lewis

Sent from my iPhone

On Oct 13, 2021, at 9:32 AM, Laura Smith <smith@tolland.org> wrote:

Good morning Lisa,

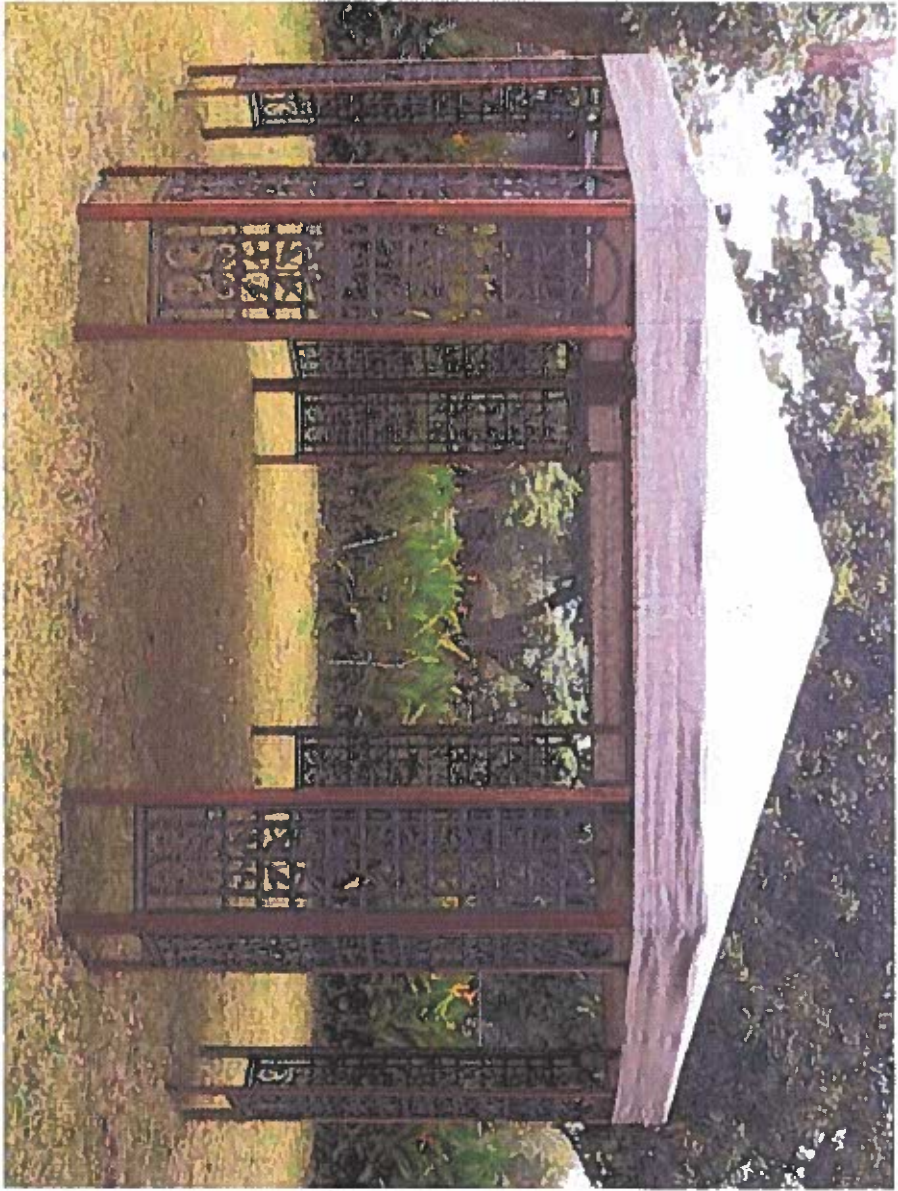
I spoke with Jodie Coleman-Marzialo regarding the Certification of Appropriateness for your home at 63 Tolland Green. The HDC will discuss the gazebo this month, and the solar panels next month to ensure the leaves have fallen. If they determine that you need a COA for the gazebo, you can amend your solar application before the next meeting.

I would like to add some information regarding the gazebo for this upcoming meeting on the 20th. Would you be able to send me back an email with some further detail on your plans for the proposed structure? Where it will be placed on the property? What will it look like? Approximate size? Just so I have some material to present to the Commission for the meeting.

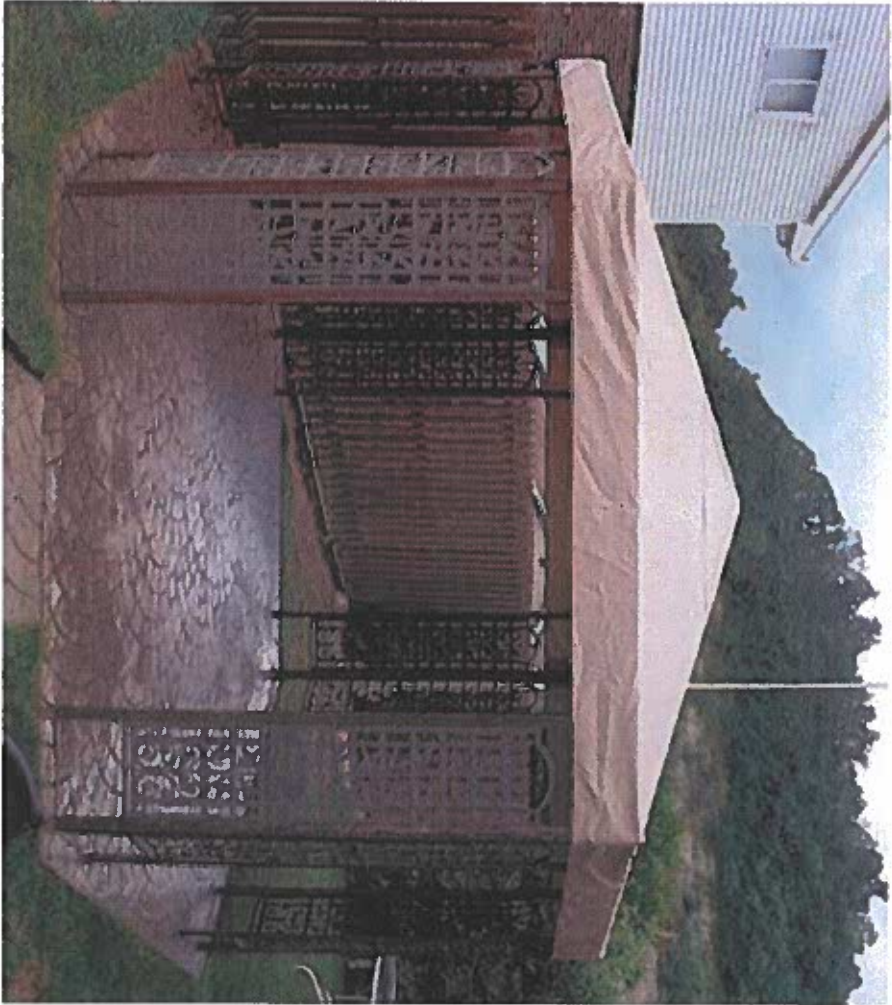
The meeting is scheduled for next Wednesday, October 20th at 7pm via Zoom if you would like to attend for further questions regarding the project. I will send you an updated meeting agenda after I update it to include your gazebo information.

Thank you,

Laura Smith
Building Permit Technician
Town of Tolland
21 Tolland Green
Tolland, CT 06084
860-871-3601
smith@tolland.org







Agenda Item 3.1

HISTORIC DISTRICT COMMISSION

2022 MEETING SCHEDULE

7:00 PM

January 19

February 16

March 16

April 20

May 18

June 15

July 20

August 17

September 21

October 19

November 16

December 21

The Historic District Commission Regular Meetings will be held on the 3rd Wednesday of each month. Unless advised otherwise, all meetings will be held remotely with link to meeting on agendas.

Check the Town website for meeting cancellations or special meetings.

Agenda Item 4

MINUTES
TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Wednesday, September 15, 2021 at 7 pm
REMOTE MEETING

Public Hearing:

1. Call to Order at 7:02 pm
2. Roll Call: Members: J. Coleman-Marzialo, Chair, K. Bach, A. Deegan, R. Hurtuk, T. Malone, Alternates: M. Bumps, C. Senechal (no alternates seated)
Guests: Judith Imperatore, Mike Floio, Mark & Denise Marti, Lisa & Fred Lewis
TC Liaison, Brenda Falusi
3. The Public hearing notice was read as it appeared in the Journal Inquirer on 9/8 &9/2021
4. Consideration of Application for a COA at 63 Tolland Green for tree planting, a partial driveway and installation of a black aluminum picket fence.
The applicant explained their need for a safe yard for young children and dogs. They choose the color and style to blend into the neighborhood. They are working with a vendor that has installations on the Green. They spoke with both abutters. Commissioner questions answered.
5. Neighbor comments: Commission received a letter of support from 59 T.G. Neighbors at 714 Tolland Stage Road (immediate abutter to the west) spoke in opposition to the fence as did the neighbors at 704 Tolland Stage Road. The opposing comments and issues of those neighbors were considered but were found to be outside the purview and jurisdiction of the Commission.
6. Motion to Close the Public Hearing at 7:53pm by T. Malone, 2nd by A. Deegan, Vote Unanimous

Regular Meeting:

7. Call to order at 7:54 pm
8. Consideration of the COA: Motion to grant a COA at 63 Tolland Green for dogwood trees, partial driveway, and the installation of fencing per the application with no stipulations. Motion by T. Malone, 2nd K. Bach, Voting for: K. Bach, J. Coleman-Marzialo, R. Hurtuk, T. Malone; Against: A. Deegan
9. New Business
 - 9.1 Future meeting format: Motion to meet remotely via Zoom until further notice by K. Bach, 2nd by T. Malone, Vote Unanimous (input from alternates: M. Bumps, yes; C. Senechal no)

9.2 Announcement: Hybrid Workshop with TC and Commission on People with Disabilities on Tuesday, 10/19 at 7 pm. Commissioners gave their preference for manner of attendance.

9.3 Neighbors Letter – R. Hurtuk read the proposed letter for content, a few edits were made. HDC will review again before it's posted to our site and sent via USPS to the neighborhood.

9.4 #89 T.G. Erected a lattice fence without acquiring a COA. Dir. of Planning and Development has visited the homeowner and requested that they go through the process. Rod Hurtuk as Enforcement Officer will visit regarding the plantings. It is unresolved as to who is communicating with the town about further enforcement.

10 Miscellaneous

10.1-Discussion of proposed PZC #21-13 Zoning Regulation Amendments General There was discussion and encouragement to attend PH on 9/27.

- K. Bach pointed out 3 areas of interest for the HDC: Section 7-2 C. #2 some of the amenities may not be appropriate in the gateway approaching an historic district; D. Architectural Guidelines, 1a. Uninterrupted building fronts lines of 100 feet is a long span for this sensitive area. (It seems like strip mall style). And 7-4 Requirements for maximum coverage are too permissive in this area over and abutting aquifers and watersheds which are our future drinking water.

11. Approval of minutes: Motion to approve the TGHDC regular meeting minutes of April 21, 2021 made by R. Hurtuk, 2nd A. Deegan, Vote Unanimous

Comments from Brenda Falusi, TC Liaison

12. Motion to Adjourn at 9:35 pm by R. Hurtuk, 2nd A. Deegan, Vote Unanimous

Respectfully submitted,

Kathy Bach, Commissioner Clerk