

Agenda
Tolland Green Historic District Commission
21 Tolland Green, Tolland, Connecticut
Wednesday, June 21, 2023 at 7:00 p.m., 6th floor- Council Chambers
Hybrid Meeting

Public Hearing

1. Call to Order
2. Roll Call
3. Reading of Public Notice as appears in the Journal Inquirer
4. Consideration of Application for a COA at 95 Tolland Green for the request to install a wood fence approximately three feet high of wood pickets and traditional in shape. The garden entrance (gate) will be approximately six feet and slope down to three feet. Also, proposing an eight foot by twelve foot garden shed.
5. Neighbor comments, both for and against
6. Close of Public Hearing

Regular Meeting

1. Call to Order
2. Consideration of the COA at 95 Tolland Green by the Commission, and vote thereon
3. Old Business
 - 3.1 Discuss Design Guidelines
 - 3.2 Discuss proposed sidewalks on the Tolland Green
4. Miscellaneous
5. Approval of Minutes from May 17, 2023
6. Adjournment

To View Meeting Materials:

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

To Join Zoom Meeting:

Either click:

<https://us06web.zoom.us/j/87485564484?pwd=ajdBdUZIWCsvUmI0ZGpSUW5lTmNrdz09>

One tap mobile: +16469313860,,82734465037#,,, *06212023# US

Or call: 1-646-876-9923 and input:

Meeting ID: 874 8556 4484

Passcode: 06212023

Public Hearing

Agenda Item 3

**Legal Notice
Public Hearing**

Tolland Green Historic District Commission

The Tolland Green Historic District Commission will hold a Public Hearing on Wednesday, June 21, 2023, commencing at 7:00 p.m., to hear and discuss the following:

95 Tolland Green – Request to install a wood fence approximately three feet high of wood pickets and traditional in shape. The garden entrance (gate) will be approximately six feet and slope down to three feet. Also, proposing an eight foot by twelve foot garden shed.

A copy of these applications are on file and available for review online:

<https://www.tollandct.gov/historic-district-commission/pages/applications-pending>

To be advertised twice in the Journal Inquirer: Thursday, June 8, 2023 and
Wednesday, June 14, 2023

Agenda Item 4



TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Application for a Certification of Appropriateness

Property Information

Property Address: 95 Tollard Green

Property Owner: John P. Hughes

Phone Number: [REDACTED]

Applicant Information

Applicant Name: John P. Hughes

Applicant Address: 95 Tollard Green

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

Project Information

Type of Building: Fence - wood traditional pickets

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.)

wood fence approx 3' high wood pickets
traditional shape - garden entrance (gate)
will be approx 6 feet then sloping down to 3'
ALSO PROPOSING A 8' x 12' GARDEN shed.

Estimated Start and Completion Dates:

Start: 6/3 Complete: 7/3 (plans to include shed added 6/1/23 LS)

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 Tollard).
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.

Certificate of Appropriateness will expire 1 year from date of approval.

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

Applicant Signature: [Signature] Date: 5/4/23

Property Owner Signature: [Signature] Date: 5/4/23

-----OFFICE-USE ONLY-----

Received & Fee Paid:	<u>5/4/23</u> [REDACTED]	Hearing Scheduled:	<u>10/21/23</u>
Hearing Advertised:		Action:	
Notice of Action to Applicant:		HDC Due Date:	<u>7/3/23</u>



BY: [Signature]

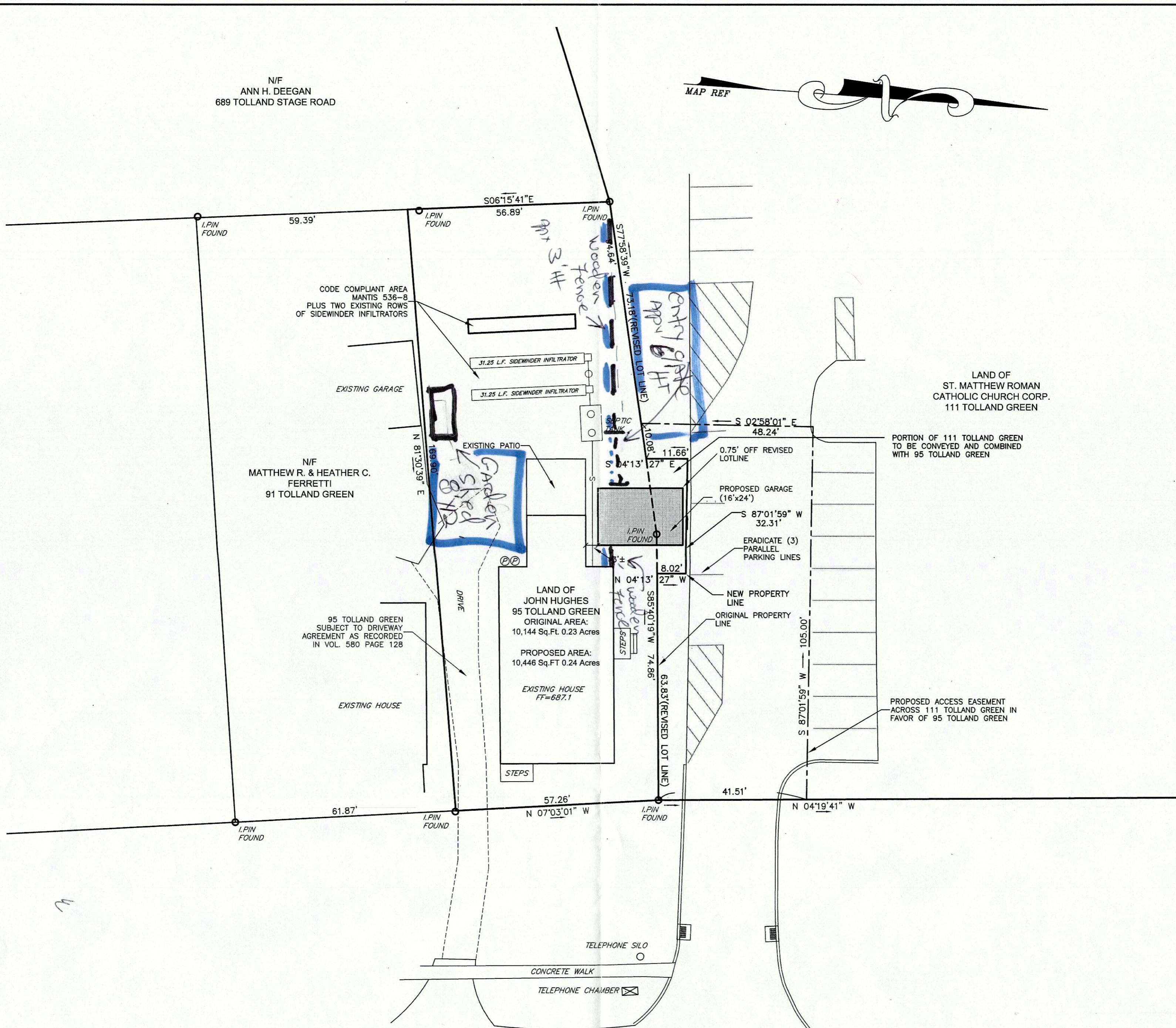






N/F
ANN H. DEEGAN
689 TOLLAND STAGE ROAD

MAP REF



LAND OF
ST. MATTHEW ROMAN
CATHOLIC CHURCH CORP.
111 TOLLAND GREEN

N/F
MATTHEW R. & HEATHER C.
FERRETTI
91 TOLLAND GREEN

95 TOLLAND GREEN
SUBJECT TO DRIVEWAY
AGREEMENT AS RECORDED
IN VOL. 580 PAGE 128

LAND OF
JOHN HUGHES
95 TOLLAND GREEN
ORIGINAL AREA:
10,144 Sq.Ft. 0.23 Acres
PROPOSED AREA:
10,446 Sq.Ft. 0.24 Acres
EXISTING HOUSE
FF=687.1

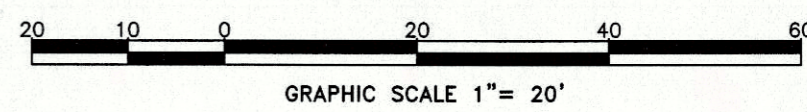
PORTION OF 111 TOLLAND GREEN
TO BE CONVEYED AND COMBINED
WITH 95 TOLLAND GREEN

PROPOSED ACCESS EASEMENT
ACROSS 111 TOLLAND GREEN IN
FAVOR OF 95 TOLLAND GREEN

TOLLAND GREEN

LEGEND

- PROPERTY LINE
- - - - - ZONING SETBACK
- IRON PIN FOUND
- - - - - LOT LINE TO BE ELIMINATED



NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY, AN EASEMENT PLAN, A DEPENDANT RESURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED BOUNDARY LINE CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. MAP REFERENCE:
A. "MAP SHOWING PARCELS OF LAND OF THE ESTATE OF HELEN JEWETT LOCATED IN TOLLAND, CONN" BY ALFRED E. SCHINDLER L.S. DATE: JULY 20, 1967. REVISED: OCT. 4, 1977.
B. "PROPERTY OF PROPOSED TOLLAND R.C. CHURCH TOLLAND, CONNECTICUT" BY ENGINEERING SERVICES INC. DATED 10/21/63.
C. SUBDIVISION OF TRACT #1 OF TOLLAND CENTER CORE TOLLAND CONN" BY PRIMUS & WELTI ENGRS. DATED NOVEMBER 1961, REVISED 8/1/1962.
3. BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED IN NOTE 2.A.
4. THIS PROPERTY IS LOCATED IN THE VILLAGE CENTER (VCZ) ZONE.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY IS CORRECT AS NOTED HEREON.



L.S. 23430
REGISTRATION NO.

PROPERTY SURVEY/REVISION TO LOT LINE

<p>RECEIVED MAY 12 2021 BY:</p>	<p>EASEMENT PLAN LAND OF JOHN HUGHES & ST. MATTHEW ROMAN CATHOLIC CHURCH CORP. 95 & 111 TOLLAND GREEN TOLLAND, CONNECTICUT</p>			
	<p>GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS</p>			
<p>REVISIONS 05-10-2021 LOT LINE</p>	<p>BY E.R.P.</p>	<p>SCALE 1"=20'</p>	<p>DATE 04-02-2021</p>	<p>SHEET NO. 1 OF 1</p>
		<p>MAP NO. 9525B</p>		

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Regular Meeting

Agenda Item 5

Minutes

Tolland Green Historic District Commission 21 Tolland Green, Tolland, Connecticut Wednesday, May 17, 2023 at 7:00pm Zoom Remote Participation Only

Regular Meeting:

1. Call to Order at 7:04 PM by Chair Jodie Coleman-Marzialo
2. Roll Call: Chair J. Coleman-Marzialo, Vice Chair R. Hurtuk, Co-Clerk K. Bach, Members, C. Senechal, Co-Clerk A. Deegan, also present Alt. M. McGee
Staff: Jim Paquin, Building Dept.
3. Old Business:
 - 3.1 Approve Tolland Green Historic District Guidelines
 - Add page numbers throughout the booklet
 - Alter cover by adding 2 new photos (Bumps door and Hurtuk peak)With these changes a Motion was made to approve the guidelines as presented and direct the chair to have the Print Department at THS produce 75 copies for the agreed upon price of \$225.00. Motion by K. Bach, 2nd by C. Senechal, Vote: Unanimous
4. Miscellaneous:
 - 4.1 Veterans Memorial design
General discussion of the plans which were just received ensued. Due to the scale of the drawings, there were questions. Commissioners asked the chair to consult with the VRC and get clarification, specifically concerning the radius of the area, the tree/s to be removed and the VRC desire for material for walkway. The TGHDC chair will report back to the commission.
 - 4.2 Discuss Tolland Green sidewalks
It was verified that the TGHDC is unanimous in our position that we exist to give an opinion when asked, which we were. The Tolland Green is a green space and as such it is not appropriate for it to have a sidewalk. A public Green is a green space. Again, the TGHDC, after much research and angst, came to a compromise position to meet the new proposed idea of a sidewalk on the Green with the recommendation that the travel-way be constituted of a crushed stone material. The commission offered several examples that have proven records of durability and weather resistance. At no time has the TGHDC tried to be negative or obstructive, rather render our advice and adapt to the conditions. Conversations at other town meetings have portrayed the commission in a negative light and we wish to clarify the record. (One such meeting was the ARPA meeting on 5/15).
5. Approval of Minutes from February 15, 2023:
Motion by C. Senechal, 2nd A. Deegan, Vote: Unanimous
Approval of Minutes from April 19, 2023:
Motion by C. Senechal, 2nd A. Deegan, Vote: Unanimous
6. Adjournment at 8:09 PM
Motion by K. Bach, 2nd R. Hurtuk, Vote: unanimous

Respectfully submitted,
Kathy Bach, Co- Clerk