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REC'D BY: 

**Suffield Historic District Commission Meeting Minutes**  
**Regular Meeting: November 4, 2024; 7:30 P.M.**  
**Town Hall Lower Level Meeting Room**

Chairman Mayne called The Historic District Commission meeting to order at 7:30 p.m. on Monday, November 4, 2024.

**Attendees: Commissioner**

Doug Mayne  
John Schwemmer  
Beth Tracey  
Klaire Bielonko (Alternate)

**Absent: Commissioner**

Bill Moryto  
Scott MacClintic  
Crystal Quandt (Alternate)  
Aysha Moore-Manwaring (Alternate)

**Designation of Voting Members**

Chairman Mayne noted that the designated voting members this evening would include himself, Commissioner Schwemmer, Commissioner Tracey and Commissioner Bielonko.

**Approval of Minutes**

Commissioner Bielonko MOTIONED and Commissioner Schwemmer seconded to accept the meeting minutes from the October 7, 2024 Regular Meeting as presented. Vote: 4 in favor – 0 opposed. Motion passed unanimously.

**Public Comment**

**Kate Farrell, 1289 Hill Street** – Ms. Farrell provided the commissioners with an update on the renovation plans for her home which had been destroyed by fire. She explained that after presenting to the commission in June 2024 it was determined that due to the home being extremely close to their neighbor's property, the plan to construct a porch and carport needed to be moved to the right side of the home as opposed to the original location on the left. Ms. Farrell provided new diagrams that illustrated the updated plan. The commission reviewed the documents, made suggestions and asked questions which Ms. Farrell answered accordingly.

Commissioner Mayne MOTIONED and Commissioner Bielonko seconded to add an agenda item to "Discuss and approve 1289 Hill Street Zoning Change Request. Vote: 4-0 in favor. Motion passed unanimously.

**Discussion and approval of 1289 Hill Street**

Commissioner Mayne MOTIONED and Commissioner Bielonko seconded to approve the request to move the carport and/or garage construction to the opposite side of the house as a result of a zoning issue and previous Historic District Commission review is otherwise intact. Vote: 4-0 in favor. Motion passed unanimously.

Ms. Farrell asked for clarification about submitting additional information moving forward as it is often difficult for her to attend evening meetings. The commission agreed to allow her to submit additional

information via email directly to the Building Department, in advance of the Historic District Commission meeting which will allow them time to review and respond accordingly.

**Sara Zak, 2 Kent Avenue (King House)** – Ms. Zak, representing the Suffield Historical Society, told the commission she was looking for advice on how to move forward with removing a 90-foot portion of the picket fencing located on the Kent Avenue portion of the property. The group has received a grant for repairs, however, the cost is higher than originally anticipated. Ms. Zak provided diagrams and photos for review, noting that the fence is approximately 100 years old and in very bad shape. She also noted that they hope to salvage some of the fence to repair pieces of the fencing on Main Street if possible. The commission discussed the removal plan, confirmed that there will be no new fencing being installed and asked questions which Ms. Zak answered accordingly. The commission provided feedback and shared their thoughts on the proposed removal. Ms. Zak also referenced a recent fence removal performed at 285 S. Main Street, which is within close proximity of the King House. The commission provided final thoughts, inquired about other funding assistance available to the group and suggested that an application be submitted for review at the next Historic District Commission meeting.

Laura Webber, 285 S. Main Street – Ms. Webber introduced herself as the new owner of 285 S. Main Street, provided additional information pertaining to the fence removal at her home and expressed her interest in joining the commission if an opening becomes available.

### **Applications for a Certificate of Appropriateness**

#### **a. 520 Mapleton Avenue, Proposed Shed**

The General Contractor working for the homeowners presented the documentation for the proposed shed including drawings and photographs. He provided specific details on the 16' x 30' shed and how it will look when completed, as there are a few alterations being made to the building. Discussion ensued with regard to the placement of windows, the garage door location and how the building will be faced in relation to Wren Drive. The commissioners asked numerous questions, which the General Contractor answered to the best of his ability.

Commissioner Schwemmer MOTIONED and Commissioner Tracey seconded to approve the proposed shed for 520 Mapleton Avenue with the changes as described as having no garage doors on the long walls, but there will be a garage door on the wall facing Mapleton Avenue. That garage door will be identical to the garage door that is facing Mapleton Avenue currently and will be half the width of the current main garage door. There will be four windows matching the drawing, evenly spaced, facing Wren Drive. The doors shown on the sketch, facing the backyard, will remain as shown on the sketch.

Chairman Mayne suggested that the General Contractor should come back to the Historic District Commission when the garage door situation has been determined and the project should be approved without the garage door information being included.

Commissioner Schwemmer amended the MOTION to read "the south facing wall opposite Wren Drive as shown, and the north facing wall on Wren Drive will have four evenly spaced windows with no shed doors."

Commissioner Tracey stated she opposed the use of "north" and "south."

Commissioner Schwemmer amended the MOTION and Commissioner Tracey seconded to remove the words "south facing" and leave the "the wall opposite wren drive."

Vote: 4-0 in favor. Motion passed unanimously.

A brief discussion ensued as to how the General Contractor needs to move forward once a garage door plan is in place. The commission suggested he return to them for approval at that time.

**b. 453 N. Main Street, Proposed Demolition**

Kirk McNaughton, a local builder and real estate broker representing the owner of the property presented a plan to subdivide the property at 453 N. Main Street. He provided a large diagram of the property, along with photos, for the commission members to review. This request was familiar to the commission as it is basically a resubmission of an application made two years ago which had been denied at that time. Mr. McNaughton provided a brief history of failed attempts to sell the property, the issues the homeowner is experiencing currently and why he feels the request to split the property in half should be considered. He also discussed the condition of each building on the property and why it would be necessary to demolish an existing garage located on the property. The commission strongly disagreed with his rationale and reminded Mr. McNaughton that the proposal this evening was quite similar to the proposal from two years ago which had been denied. They emphasized that they have no desire to see the removal of a historic structure in order for a homeowner to subdivide their property and gave their thoughts and feedback on the request.

Commissioner Schwemmer MOTIONED and Chairman Mayne seconded to accept the application as presented. Vote: 0 in favor – 4 opposed. Motion failed.

**New Business**

Chairman Mayne noted that he would be “stepping out” for awhile due to work and personal matters and suggested that Commissioner would be an ideal candidate to take over the role of Chairman. Discussion ensued with regard to the annual election of officers, in-active members, attendance concerns and the unfair impact to the homeowners as it relates to the decision making process when there are only a small number of members available at any given meeting. The commission members discussed varying ways in which to improve attendance. Commissioner Schwemmer volunteered to reach out to First Selectman Moll for further discussion on the subject, as there are three members currently awaiting reappointment by the Board of Selectmen.

Commissioner Bielonko MOTIONED and Commissioner Tracey seconded to move the election of officers to the December 2024 meeting.

Commissioner Bielonko MOTIONED and Commissioner Schwemmer seconded to amend the wording to include “to the December 2024 meeting or a Special Meeting to be scheduled.”

Vote: 4-0 in favor. Motion passed unanimously.

Commissioner Bielonko MOTIONED and Commissioner Schwemmer seconded to adjourn at 9:08 p.m.  
Vote: 4-0 in favor. Motion passed unanimously.

Respectfully submitted,

Kristen O. Lambert  
Recording Secretary