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**Suffield Historic District Commission Meeting Minutes**  
**Regular Meeting: January 6, 2025; 7:30 P.M.**  
**Town Hall Upper Level Meeting Room**

Chairman Schwemmer called The Historic District Commission meeting to order at 7:30 p.m. on Monday, January 6, 2025.

**Attendees: Commissioner**

John Schwemmer, Beth Tracey, Scott MacClintic and Crystal Quandt (Alternate)

**Absent: Commissioner**

Doug Mayne, Bill Moryto, and Aysha Moore-Manwaring (Alternate)

**Designation of Voting Members**

Chairman Schwemmer noted that the designated voting members this evening would be himself, Commissioner Tracey, Commissioner MacClintic and Commissioner Quandt.

**Approval of Minutes**

Commissioner Tracey MOTIONED and Commissioner Quandt seconded to approve the minutes from the December 2, 2024 Regular Meeting. Vote: 4-0 in favor. Motion passed unanimously.

**Public Comment**

None

**Applications for a Certificate of Appropriateness**

- a. 523 N. Main Street, Proposed Shed Demolition

The Shed Demolition at 523 N. Main Street was an agenda item tabled at the August 5, 2024 Regular Meeting due to a request for additional information from the applicant. The homeowner, Pete Hill, returned with photographs for the commission to review and answered questions pertaining to the building.

Commissioner Tracey MOTIONED and Commissioner MacClintic seconded to approve the proposed shed demolition. Vote: 4-0 in favor. Motion passed unanimously.

- b. 41 Mountain Road, Window Replacement

The owner of 41 Mountain Road addressed the commission and provided details about his proposed project, which includes replacing the two front windows of the building with divided light windows. The contractor was also in attendance and offered more detailed information pertaining to the two

options the owner is considering. In depth conversation ensued regarding the size of the windows, the grid pattern, the style, make and models being considered. The commission asked numerous questions, provided their opinions and offered suggestions on what might work best for this space. The owner also asked the commission for their opinion on lighting for the building. The commission provided feedback on the lighting and invited the owner to come back with lighting options for consideration. They also suggested the owner return with more detailed drawings and possibly a sample of the windows to be installed with the appropriate grid arrangement.

Commissioner MacClintic MOTIONED and Commissioner Quandt seconded to table until additional information from the applicant pertaining to the lights and the details of the grid arrangements for the windows can be provided. Vote: 4-0 in favor. Motion passed unanimously.

c. 278 Thompsonville Road, Installation of ductless heat pump system & outside condenser

The owner of 278 Thompsonville Road addressed the commission and discussed his plan to install an additional ductless condenser to his home, which will be located next to an existing condenser already connected to his home. He explained the rationale behind the additional installation and walked the commission through the application and the photographs and diagrams included. The commissioners studied the information, asked numerous questions and discussed concerns about mini-splits being installed in the Historic District, many of which have been installed without approval of the Historic District Commission. Location options for the condensers were discussed, however, there were no other locations on the building that would work successfully. In-depth discussion ensued regarding the removal of the shrubbery currently screening the unit and the installation of a fence which would more permanently screen the units. A brief discussion also ensued regarding the solar panels installed on the front of the home, with the homeowner answering commissioners' questions accordingly.

Commissioner Tracey motioned to approve the application with the addition of a fence to partially screen the units from the road. The fence will need to be approved by the Historic District Commission. No second was received.

Commissioner MacClintic MOTIONED and Commissioner Tracey seconded to table until more details are available regarding the location and style of the potential fence to be installed for screening. Vote: 4-0 in favor. Motion passed unanimously.

Prior to leaving, the commissioners clarified exactly what they would be looking for and what the homeowner will need to provide when returning with fencing information.

**Discussion and Feedback Only**

a. 435 N. Main Street – Design ideas for full house renovation

The owner of 435 N. Main Street addressed the commission and explained that his wife purchased the home, which had been completely gutted down to the studs by the prior owner, approximately three years ago. At this time, they are beginning to consider options for renovation and are looking for thoughts and guidance from the Historic District Commission before committing to a design. He

described the design of the home currently, which was originally built in 1840 with an addition approximately 30 years later and another addition in the 1930's, along with a three-car garage added in the 1950's. He also presented the proposed renovation drawings for review. Extensive discussion ensued with all commissioners reviewing the information provided by the owner. They provided their thoughts and concerns, shared their historical knowledge of the home and offered suggestions on how to proceed.

### **Old Business**

#### **a. 232 S. Main Street – Fence Removal**

Chairman Schwemmer explained that at the December 2, 2024 Regular Meeting Commissioner Tracey had motioned to table the vote on this application until the commission had the opportunity to contact SHPO in order for them to weigh in on the process and determine whether the fence in question had been considered when the property was put on the Historic Register. Commissioner Tracey reported that unfortunately she was unable to reach anyone at SHPO for further information. Sara Zak, Property Manager for the King House, addressed the commission and informed them that she had been able to do a bit more research over the last month and wanted to share what she had found. First, she noted that the standing fence is actually 34 years old instead of 100 years old as she had originally thought. The fence had been replaced completely in 1990, which indicates that the current standing fence has no historical significance. Second, the original application requested the removal of approximately 90 feet of fencing on Kent Avenue. She would like to reduce that number to approximately 65 feet. Ms. Zak also provided a historical photographic timeline indicating that the fence has come and gone a number of times over the years. All commissioners were able to review the photos and ask questions. Ms. Zak proposed a compromise for the commissioners to consider with different dimensions for fence removal. Discussion ensued with the commissioners expressing their thoughts and concerns with removing the fence.

Commissioner Tracey MOTIONED and Commissioner MacClintic seconded to approve the application for 234 S. Main Street, previously known as 232 S. Main Street, to remove the picket fencing from the end of the fence back to the current jog in the fence along Kent Avenue. Vote: 4-0 in favor. Motion passed unanimously.

### **New Business**

None.

### **Adjournment**

Commissioner MacClintic MOTIONED and Commissioner Tracey seconded to adjourn at 9:45 p.m. Vote: 4-0 in favor. Motion passed unanimously.

Respectfully submitted,

Kristen O. Lambert  
Recording Secretary

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