

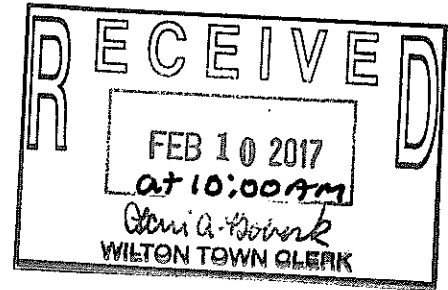
**HISTORIC DISTRICT &
HISTORIC PROPERTY
COMMISSION**

Allison Sanders, Chair
Matthew Kehoe, Vice Chair
William Follett, Clerk
Helen Whitten
Gilbert Weatherly

Alternates
Peter Gaboriault
Lori Fusco



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897



Meeting Agenda
7 February 2017
Town Hall Room A, 7:30pm

- I. Call to order – 7:30
 - a. Attendance – Commissioners Whitten, Follett, Sanders, Alternates Gaboriault, Fusco.
Gaboriault seated
 - b. Minutes – **Motion to approve January minutes by Follett, Gaboriault seconded, all voted in favor**
- II. Election – **At last month's election of the Chair, there was not a proper quorum (only 3 Commissioners, needed 4), requiring a re-election. Motion to elect Sanders Chair by Follett, Whitten seconded, all voted in favor. Motion to elect Kehoe Vice Chair by Follett, seconded by Gaboriault, all voted in favor**
- III. Public Comment – **Chair recognized Mr. Bondy who presented letters objecting to the establishment of a new historic district in the Bald Hill area. Of 68 properties in the possible district, 35 owners objected (he stated this was 51%). He also objected to a study group to research such a possibility. First Selectman Vanderslice asked to speak, noted that there is no study group to establish this possible historic district. Anyone proposing such would need to come before Selectmen to launch a study group. Chair Sanders explained the process. Several home owners voiced concern over historic district design restrictions and the possible effect on home values. Opposing letters were given to the Chair.**

FOIA – Item V.a. was moved forward so First Selectman could comment before leaving. Chair Sanders attended an information session on Freedom of Information Act on 17 Jan with town counsel Ira Bloom. Some rules and procedures within HDC operations binder were found to be incomplete/outdated. These will be reviewed to ensure Commission will be compliant going forward. Commissioners are reminded to use town emails for all commission-related communications. Chair Sanders will send Commissioners the FOIA guidelines provided by Mr. Bloom.

To update previous meeting minutes relating to executive session discussions, an addendum was created and is entered into the record, below.

IV. Ongoing Business:

- a. COA – Minor - 50 New Street, exterior house alterations - **Motion to accept design as appropriate by Gaboriault, seconded by Follett, all approved.**
- b. COA – Minor - 27 Redding Road – **Motion to accept change as appropriate by Gaboriault, seconded by Whitten, all approved. This COA was previously approved on 1/3/17, but is here re-voted as there was not a proper quorum at that meeting.**
- c. Ordinance Concerning the Stay of Demolition of Historic Buildings – proposed revision – **Chair noted the purpose was to improve procedures, make the ordinance clearer, adjust timing to reduce need for Special Meetings and to bring up to date with what is allowed by Connecticut Statute. Chair recognized Vicki Mavis who shared her thoughts on the most important changes to make to the current Ordinance: 1. Move demolition delay from 90 days to 180 days, 2. Demolition signage to be in-place for full 180 days and, 3. A photo record shall be mandated. Gaboriault commented that extended display of demolition signs can lead to vandalism. Sanders noted the revision currently calls for the change from 90 to 180; for demolition signs to stay posted for 30 days, vs the current 15; and that requiring a photo record was not included. Gaboriault commented that recordation by photo may not be able to be mandated as the commission does not appear to have authority to do so. Sanders will discuss recordation with town council.**

V. New Business:

- a. FOIA – **Moved to section III in the agenda**
- b. Addendum to minutes – **Entered into the record below**

February 7, 2017

Addendum to Minutes

It has been brought to our attention that the following discussions should not have been held in Executive Session. The following notes are presented here to supplement the minutes:

Executive Session of December 6, 2016

Attending: Fawcett, Sanders, Kehoe, Follett, Gaboriault

b. Potential new Historic District

Discussed time, date and location of informational neighborhood meetings being held by Kelly Morron and Helen Olson about possible Bald Hill HD and who from Commission could attend and answer questions.

Executive Sessions of March 1; April 5; May 10; June 7; Sept 6; Oct 4; Dec 6, 2016

Attending March 1: Fawcett, Sanders, Whitten, Follett, Lenihan, Gaboriault

Attending April 5: Fawcett, Sanders, Stauderman, Follett, Lenihan

Attending May 10: Fawcett, Sanders, Whitten, Kehoe, Stauderman, Gaboriault

Attending June 7: Fawcett, Sanders, Whitten, Stauderman, Follett

Attending September 6: Fawcett, Sanders, Whitten, Follett, Lenihan

Attending October 4: Fawcett, Sanders, Whitten, Follett

Attending December 6: Fawcett, Sanders, Kehoe, Follett, Gaboriault

Ordinance Concerning Stay of Demolition of Historic Buildings.

At these meetings, except for March 1, the Commission was provided with an update from the subcommittee. The ordinance is being reviewed and revised to improve procedures/ timing and to clarify confusing language. The subcommittee met on March 11, April 4, 6, 22, 29 and May 13. The March 1 ES covered a discussion about the content of the Connecticut Trust for Historic Preservation Model Demolition Delay Ordinance, and how it might relate to our own revision.

It is worth noting that the Commission was working with outdated/incomplete rules and procedures, which would have indicated that Executive Session was not appropriate for discussions of the drafts of the revisions to the Demolition Delay Ordinance. We are working with the Town Attorney to review and update our rules and regulations.

From the Historic District Commission Web page, 2/7/2017

3.7. EXECUTIVE SESSIONS: Executive sessions may be convened only by an affirmative vote of 2/3 of the members voting at a meeting and only when issues concern one or more of the following:

3.7.1. Individual personnel.

3.7.2. Strategy and negotiations with respect to pending litigation or claims.

3.7.3. Selection of a site or the lease, sale, or purchase of real estate until transactions are completed or abandoned.

3.7.4. Public records exempt from disclosure according to the provisions of the Freedom of Information Act, such as preliminary drafts or notes, etc.

VI. Public Comment - **None**

VII. Adjournment – **8:55**

Next meeting scheduled for 7 March 2017

