

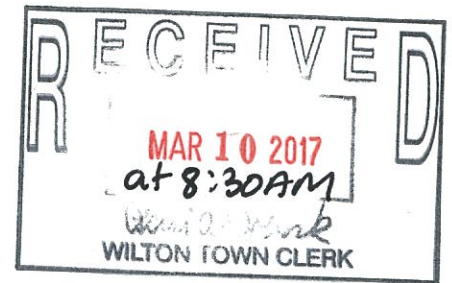
**HISTORIC DISTRICT &  
HISTORIC PROPERTY  
COMMISSION**

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 Minutes**

**7 March 2017**

**Town Hall Room A, 7:30pm**

- I. Call to order **7:34**
  - a. Attendance **Commissioners Sanders, Whitten, Kehoe, Weatherly, Follett.**  
**Alternates Gaboriault, Fusco attended but were not seated**
- II. Public Comment **Chair asked for public comments. Attendee commented that she was very upset about proposed development at 183 Ridgefield Road, would destroy character of the neighborhood. Residents from the Bald Hill road area had questions regarding the status of the possible historic district, which is not before the Commission – a study group would have to be appointed by the BOS. Residents had several questions about design guidelines for COA's, home business, and HD regulations.**
  - b. Minutes **February minutes were distributed. Kehoe moved to approve, Weatherly seconded, all approved.**
  - c. Ongoing Business:
    - a. COA – None
    - b. Demolition Notice - None
    - c. Ordinance concerning the stay of demolition of historic buildings – proposed revision **Chair presented for continued discussion a draft proposal to update and improve the existing ordinance, changing the title to "Ordinance to Encourage the Preservation of Architecturally, Historically and Culturally Significant Buildings by Delay of Demolition". Clarifications, definitions and timing changes were created by consulting the Connecticut Trust for Historic Preservation and ordinances used by other local communities. Primary components:**
      - i. **If a property was deemed a "significant" building based on commission definitions, commission timeline for decision to delay or not would increase from 15 to 35 days. This will allow time to consider and vote during a regular monthly meeting, not by special meeting;**

- ii. If property was deemed "significant", sign posted on-property could not be smaller than 24"x36" (currently states can't be larger than 4'x4') , would need to headline "Demolition", would include commission email and remain in-place for one month;
- iii. If property was deemed "significant", delay of demolition would increase from 90 days to 180 days. No Building Dept permits could be issued during this time.

Commissioners discussed many points, including clarification of the rule stating that demolition requests of structures 50 years old are to be sent by the Building Dept to HDHP for review, use of the 1989 survey of historic structures, pros/cons of each point within the ordinance document with the aim of ensuring this it is fair, appropriate and functional. After lengthy discussions, Weatherly moved to approve, Follett seconded, all approved that the revised ordinance was ready to be discussed with the Building Dept and sent to Town Attorney for review. Chair would need to present the new ordinance to the Board of Selectmen for their approval on March 27, 2017 and it would then be presented for vote at annual town meeting.

d. New Business

- a. HDC Rules and Procedures: Discussion of Proposed Revisions **Chair proposed three sections of commission rules to be updated. Must be discussed and voted in public hearing, preferably at the April meeting. Follett to ask town hall how, when to publish. Updates relate to process of establishment of a new historic district, process of establishment of a new historic property, information about monthly meetings and use of executive session.**

e. Public Comment **None**

f. Adjournment **9:20**

Next meeting scheduled for 4 April 2017