

**HISTORIC DISTRICT &  
HISTORIC PROPERTY  
COMMISSION**

Kevin Quinlan, Chair  
Colleen Fawcett, Vice Chair  
Helen Whitten, Clerk  
Matthew Kehoe  
Allison Sanders  
Al Stauderman  
*Alternates*  
Peter Gaboriault  
Carol Lenihan



**TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897**

## Tuesday, November 10, 2015- Regular Meeting Minutes 7:30 PM Old Town Hall

- I. Meeting was called to order by Chairman Quinlan at 7:38PM. Seated along with Quinlan were Commissioners: Fawcett, Whitten, Sanders and Stauderman. A motion was made by Commissioner Whitten to approve the September Special Meeting minutes, seconded by Commissioner Sanders, all were in favor.
- II. Ongoing Business:
  - A. Current Demolition Delays –
    - 211 Hurlbutt – Chairman Quinlan reported the owners were saving chestnut wood floors for use in their new home, and a party is working with the builder and owners to salvage and re-use the original frame and windows in a different location in Wilton. The demo delay expires November 11, 2015.
    - 183 Ridgefield Road – Chairman Quinlan indicates there has been some interest expressed by a party to relocate the barn. The owner has expressed willingness to self-delay demolition beyond the demo delay expiration to explore all possibilities for preservation of the structure/s.
    - Chairman Quinlan asked that the citizen's action group provide an update which included:
      1. Currently more than 1,100 signers on the change.org petition to save this structure;
      2. There have been several letters to the editor, including one that has called for funds to be contributed to help save the house;
      3. The site plan is available to the public and can be viewed at Planning and Zoning;
      4. Copies (Sub Div plan SE1 dated Oct 19, 2015 and Stalker Land Survey dated Oct 20, 2105) were provided by the citizens action

group; Planning and Zoning considers the application at their Dec 14, 2015 meeting;

5. A member of the citizens action group met with the owner to discuss alternatives to demolition; there may be someone willing to purchase and re-locate the house;
6. There are financial aspects to renovation and/or relocation and it appears that the door is open to explore all possibilities, but there is no current specific offer for an alternative to demolition;

Questions were raised:

Who is the right body to approach the developer regarding alternatives to demolition?

There are several right bodies, in addition to the Commission

Commission Chair will keep lines of communication open with the owner to present ideas and explore options; Citizens can speak with P&Z, Town Planner, and Elected officials

Can there be P&Z regulation relief in exchange for the greater good of preservation?

Question for Planning and Zoning and the Town Planner

Can the Commission assist those interested in preserving historic structures in accessing tax abatement or rebates, and other resources?

Commission can direct people to resources that may help in those areas such as the CT Trust for Historic Preservation.

Chairman Quinlan suggested addressing agenda item III B. Review and Discussion of the CT Trust for Historic Preservation Model Demolition Delay Ordinance at this point in the meeting.

Chairman Quinlan reported that the State has recently adopted demolition delay duration of 180 days instead of the current 90 days and leave it up to individual towns whether they wish to follow the State's lead. The citizens action group shared that the model ordinance provided by the CT Trust for Historic Preservation includes some language that may allow towns more latitude in preservation efforts. The Commission will form a committee headed by Commissioners Quinlan and Sanders, including a building department member, and citizen's action group members, to review the model ordinance and make recommendations regarding possible changes.

The process to create a local Historic District was briefly explained and discussion was held about the many historic homes on Ridgefield Road.

### III. New Business

#### A. New Demo notices and/or COA requests

- 105 Seeley Road –Chair Quinlan outlined the recent process of evaluating this demolition request: A quorum of Commissioners met at the site to view plans which included preserving the original, oldest portion of the structure (1759). Later additions (circa 1930) with no particular architectural or historic value will be demolished. The Commission determined that the goal of preservation, saving the original, oldest portion

of the home, and incorporating it into the new addition, is a win-win.  
After discussion the Commission voted unanimously to not delay demolition since the objective of preservation had been met.

- B. Review and Discussion of CT Trust for Historic Preservation Model Demolition Delay Ordinance (see above).
- C. Commissioner Sanders reported that much of the information at the conference primarily focused on larger and commercial preservation efforts. Commissioner Fawcett reported that there was a speaker who covered the importance of utilizing social media outlets to raise awareness of preservation efforts, including some creative ideas that engaged youth.

#### IV. Other

- A. Citizens expressed concern about the vulnerability of homes with intent to demolish signage posted and have reached out to the police to increase patrols to deter vandals. Citizens requested that lighting be provided as needed to also deter vandals.

With no further business, Commissioner Quinlan adjourned the meeting at 8:52PM