Agenda

Tolland Green Historic District Commission 21 Tolland Green, Tolland, Connecticut Wednesday, October 18, 2023 at 7:00 p.m., via Zoom <u>Remote Participation Only</u>

Public Hearing

- 1. Call to Order
- 2. Roll Call
- 3. Reading of Public Notice as appears in the Journal Inquirer
- 4. Consideration of Application for a COA at 63 Tolland Green to replace windows on the front and sides of the home (thirteen total)
- 5. Neighbor comments, both for and against
- 6. Consideration of Application for a COA at 45 Tolland Green to install low-profile solar energy collection panels to the south-facing roofs on the main church and daycare buildings (on the rear property of church). Panels are to be black and non-reflective.
- 7. Neighbor comments, both for and against
- 8. Close of Public Hearing

Regular Meeting

- 1. Call to Order
- 2. Consideration of the COA at 63 Tolland Green by the Commission, and vote thereon
- 3. Consideration of the COA at 45 Tolland Green by the Commission, and vote thereon
- 4. Old Business
 - 4.1 Discuss proposed sidewalks on the Tolland Green
- 5. Miscellaneous 5.1 Approve 2023 meeting schedule, discuss Officers and terms
- 6. Approval of Minutes from September 20, 2023
- 7. Adjournment

To View Meeting Materials:

See <u>https://www.tolland.org/historic-district-commission/pages/remote-meeting-packets-audio-recordings</u>

To Join Zoom Meeting:

Either click: <u>https://us06web.zoom.us/j/88157670274?pwd=raFmlKukhMtioJVa1R5Qrd76ii6ZK6.1</u>

One tap mobile:

+13092053325,,88157670274#,,,,*10182023# Meeting ID: 881 5767 0274 Passcode: 10182023 **Or call:** 1-646-876-9923 and input: 881 5767 0274 Meeting ID: 881 5767 0274 Passcode: 10182023

Public Hearing

Agenda Item 3

Legal Notice Public Hearing

Tolland Green Historic District Commission

The Tolland Green Historic District Commission will hold a Public Hearing on Wednesday, October 18, 2023, commencing at 7:00 p.m., to hear and discuss the following:

<u>45 Tolland Green</u> – Request to install low-profile solar energy collection panels to the southfacing roofs of the main church and daycare buildings (on the rear property of the church). Panels are to be black and non-reflective.

<u>**63 Tolland Green</u>**- Request to replace windows to on the front and sides of home (thirteen total).</u>

A copy of these applications are on file and available for review online: https://www.tollandct.gov/historic-district-commission/pages/applications-pending

To be advertised twice in the Journal Inquirer: Wednesday, October 4, 2023 and Wednesday, October 11, 2023



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TOLLAND GREEN HISTORIC DISTRICT COMMISSION Application for a Certification of Appropriateness

Property Information Property Address: <u>63</u> Tollend Green Property Owner: <u>Liss and Ford Day - heuris</u> Phone Number:	
Applicant Information Applicant Name: Fredericle Day - Lewis Applicant Address: 63 Tolland Green Phone Number: Email Address:	
Project Information Type of Building: <u>14ousc</u> Nature and description of work to be done as it affects exterior appearance. Attach appropriate drawing or plan giving the position of the house or structure on the site, ground plan of house with proposed addition, and all pertinent elevations showing size and style of windows, dormers, doors, exterior wall finishes, roofing material, chimneys, vents and ornamentation. (If more space needed, attach sheet to application.) <u>Replacing</u> of windows, front and sides (13 total)	ns
 Estimated Start and Completion Dates: Start: 10/20/23 Complete: 10/20/2024 1. Attach a photograph of the existing structure or place to be changed as viewed from the street showing that portion of the structure to be altered, together with a drawing of the proposed alteration or change. 2. Application fee of \$75.00 must accompany application (<i>make checks payable to Town of Tolland</i>). 3. Application form, fee, plans, photograph and drawing must be submitted to <i>Planning & Building Departme</i> Public Hearings will be scheduled within not more than sixty-five days after the filing of an application. 	t
Certificate of Appropriateness will expire 1 year from date of approval. This application form and all accompanying plans and materials are accurate and complete: Applicant Signature: Tutudo of the second	2 2023
OFFICE USE ONLY Received & Fee Paid: Hearing Scheduled: Hearing Advertised: 10 4 23 4 10 11 23 Action: Notice of Action to Applicant: HDC Due Date:	

Tolland Historic District Commission,

Please find attached an application to replace the windows on the front of our house at 63 Tolland Green. As a result of car crashes at the northeast corner of the house, there was damage to the wall, window casings, and structure all the way to the front door. The two windows between the porch and front door no longer open. After moving the house sill back into position and repairing the foundation, there are now gaps between the wall and interior glass frames (much like storm windows but interior to the windows) built by the previous owners to prevent drafts.

Our contractor has found rot in the windows, window sills, and frames. Condensation resulted in rot to many of the wood sills, in part as a result of the make-shift interior 'storms' (photos in **Attachment A**). Several of the exterior storms no longer open/close, <u>which is problematic with respect to building safety</u> codes and the need for means of direct egress from bedrooms. The wood grills are also falling apart (also **Attachment A**).

We propose to replace the windows showing rot or unable to open with modern insulated/green products that match the aesthetic of the old windows.

We've corresponded with other homeowners in the historic district and reviewed the past minutes of your meetings. We understand that wood windows are preferred, and that Andersen 400 Woodright series wood windows with fibrex (wood fiber composite) finishes have been approved and referred to as 'preferred' in the past year. We will match the 6-over-6 grill pattern. Based on our contractor's measurements, the area of glass will be the same as the current windows. Use of the Andersen product would eliminate the need for the ugly and anachronistic metal storms (**Attachment A**) found on these windows at present.

The specs and schematics for the 400 Series are attached in **Appendix B**. Please note that we do not have photos of the exact grill pattern.

For consistency across the front and prominent south-facing and north-facing sides of the house, we are requesting a COA to replace 8 front-facing windows, 3 north-facing windows, and 2 second-floor south facing windows on the main house. The windows on the south porch are shielded from the elements and in better condition, as are the windows on the ell and south addition.

We believe eliminating the metal storms represents an enhancement and will provide consistency with several other houses nearby around the Green. No changes will be made to the historic shutters for those windows, which were just scraped and painted (and repaired where needed) this past summer.

Best regards,

Fred & Lisa Day-Lewis, 63 Tolland Green

Attachment A.

Photographs of existing windows, showing rot, and metal storms (some non-functioning). Many of the original wood grills are falling apart, and the sills are rotten and have large gaps to the outside.



Photographs showing rot and gaps between storms and window sill.





Photos showing gaps around windows.



Photos showing advanced decompositon of wood grills.



Photo of anachronistic metal storms, open semi-permanently to enable egress

Attachment B

Schematic and specs for the Andersen 400 Series Woodright wood windows with wood fiber composite finish. These are paintable solid wood windows.





Windows will be painted white. Note that this schematic is not customized to the shape of the existing windows, which will be matched.

Agenda Item 4



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TOLLAND GREEN HISTORIC DISTRICT COMMISSION Application for a Certification of Appropriateness

Property Information					
Property Address: 45 Tolland Green					
Property Owner: UCC of Tolland					
Phone Number:					
Applicant Information					
Applicant Name: United Congregational Church of Tolland					
Applicant Address: 45 Talland Green					
Phone Number: Email Address:					
Project Information					
Nature and description of work to be done as it affects exterior appearance. Attach appropriate drawing or plans					
giving the position of the house or structure on the site, ground plan of house with proposed addition, and all					
pertinent elevations showing size and style of windows, dormers, doors, exterior wall finishes, rooting material, chimneys yents and ornamentation. (If more space needed, attach sheet to application.)					
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Friend woods of the main church and Daysore building (on the year					
amost of the church Panels and to be black new-reflective. See					
propring of the chartering for a first state of the second state o					
a Hached documents for more detail.					
Estimated Start and Completion Dates:					
Start: After Mid February 2029 Complete: Before August 2024					
1. Attach a photograph of the existing structure or place to be changed as viewed from the street showing that					
portion of the structure to be altered, together with a drawing of the proposed alteration or change.					
 Application form, fee, plans, photograph and drawing must be submitted to <u>Planning & Building Department</u>. 					
Public Hearings will be scheduled within not more than sixty-five days after the filing of an application.					
Certificate of Appropriateness will expire 1 year from date of approval.					
This application form and all accompanying plans and materials are accurate and complete:					
Applicant Signature: Brilly Brynn & Date: 9-27-2023					
Provident Organization Date: 9-27-2023					
Trustee)					
Description Paids O 20122 (back Hearing Scheduled: 1010 23					
Hearing Adverticed: 101122 101123 Action:					
Notice of Action to Applicant: HDC Due Date: 112723					
AU SEP 2 8 2023					

BY: NO







PANEL LAYOUTS

1. Panels will ONLY be where the boxes are shown and not the entire shaded areas. The panels will also be black, with a flat matte finish thus non-reflective. No reflective chrome boarders either.

2. Distance from the roof surface to the panels will be reduced from the usual 4-6 inches to 1.5 inches. This will make the panels appear as part of the roof itself and less noticeable to the passerby. The tree in the front of the church will also help obstruct the panels presence.

3. There will be panels on the west facing roofs of the Miller addition and classroom out of view from Rte 195. Panels are placed as far back from the street on the main church roof so that they will be less visible from the green.

4. Actual UCCT photos with lines drawn // or/\ illustrate where the panels will be visible from the street.

5. Additional photos taken between the houses on the green where the church roof is visible from the sidewalk are included with this application.



Dayoare Roohop

Christe Wicklingerschnich Gestasolariseum

8/25/2023 11/00 HT

2











Laura Smith

From:
Sent:
To:
Subject:

Laura Smith Monday, October 2, 2023 1:30 PM 'BAILEY BRENN JR' FW: [EXTERNAL]Re: COA Application 45 Tolland Green

Mr. Brenn,

Below are some questions and additional information the Tolland Green Historic District Commission are asking of you. Can you please see below, and address the requests listed below for the application? Kindly,

Laura Smith Building Permit Technician 21 Tolland Green Tolland, CT 06084 860-871-3601 Ismith@tollandct.gov

Please note the change in my email address to lsmith@tollandct.gov

From: Jodie Coleman-Marzialo			
Sent: Friday, September 29, 2023	5:56 PM		
To: Laura Smith <lsmith@tollandc< td=""><td>t.gov></td><td></td><td></td></lsmith@tollandc<>	t.gov>		
Cc: Rod Hurtuk	Kathy Bach	Ann Deegan	; Celeste
Senechal	; Mariah B	: Michael McGee	
		John Hughes	

Subject: [EXTERNAL]Re: COA Application 45 Tolland Green

Hi Laura,

I have a few questions and need more information:

- 1. Can you please ask how many solar panels will be installed in total (broken out per roof). I counted 70 and want to confirm.
- 2. Provide a realistic view of what they will look like. Something from the solar company with pictures of the same non-reflective panels on an existing roof.
- 3. A realistic picture of the view of the main church building with the front south facing tree removed for future visibility.
- 4. And why the delay in the installation?

Thanks, Jodie

5.

Laura Smith

From:	BAILEY BRENN JR
Sent:	Tuesday, Oc <u>tober 3, 2023 1:03 PM</u>
То:	Laura Smith;
Cc:	Alholm, Hannes; Brenn Jr, Bailey; Jeff Gallagher; Christine Hutton; Lewis, Chris; Moore,
	Doug; Lois Pabst; Cheryl Randino
Subject:	[EXTERNAL]Reply to Questions from THDC
Attachments:	UCCT Photo with Hash Marks where Solar Panels will be placed.pdf

To THDC, Reply to your questions,

1. <u>Can you please ask how many solar panels will be installed in total (broken out per roof). I</u> <u>counted 70 and want to confirm.</u>

<u>Answer</u>: In total there will be 105 panels (60 on the main church roof, 10 on the back side of the front "L" addition roof, 4 on the back side of the rear "L" addition roof and 6 panels on the south facing roof of the lower-level back roof of the main church). The B. Phelps building has 13 panels on the south facing south most roof and 12 panels on the south facing northernmost roof.

- 2. Provide a realistic view of what they will look like. Something from the solar company with pictures of the same non-reflective panels on an existing roof. Answer: The photo submitted of the Salisbery Congregational church is a roof done by AEC (the company that we are ready to sign a contract with) with the same panels we want to use and at the same reduced height of 1.5 inches from the roof to the panels. I have called AEC and they will send me another example of the same panels on another job that they have performed. When I receive it, I will be happy to forward it to you all.
- 3. <u>A realistic picture of the view of the main church building with the front south facing tree</u> removed for future visibility. <u>Answer</u>: I have requested this from AEC, and they are working on providing that. I am unclear why you want the tree removed from the photo. I will submit this to you when I receive it from AEC. In the meantime, I will overlap a grid where I believe the starting point of the panels on the main church roof with the tree in my actual photo that I submitted with the application. This may give you an example of what I think you are looking for. I have prepared this photo and it is attached to this email.
- 4. <u>And why the delay in the installation?</u> <u>Answer:</u> AEC will work 12 months out of the year, and they currently have other projects. For the best result for UCCT we need to get the project accepted by Eversource as eligible for the NRES tariffs which will be paid to the church if accepted by Eversource. Eversource only accepts new NRES applications twice a year, being August and February and we are hoping for approval in the February window. Once accepted AEC can begin to install within 2 to 8 weeks and complete the installation in another 2 to 3 weeks. UCCT leadership also needs time to present this to the congregation for a churchwide vote of approval. Church leadership sequence of events that we have chosen is, 1. Get approval from the THDC to go ahead, 2. Present to the church congregation for approval. 3. Apply for and get approval for receiving the NRES tariffs from Eversource and 4. Sign the actual binding contract with AEC to come and install our solar energy generating panels.

Thank You for your interest and requesting clarity,

Respectfully Submitted,

Bail Brenn Moderator UCCT

,





Laura Smith

From:	BAILEY BRENN JR
Sent:	Wednesday_October 4, 2023 3:11 PM
То:	Laura Smith
Subject:	[EXTERNAL]Updated renditions of UCCT Solar panel array
Attachments:	UCCT AECs street view with panels on the church.png; UCCT Solar Panels adjusted by
	AEC.JPG; Salisbury Church.jpeg; Salisbury Church 2.jpeg

Hello Jodie and Laura,

I have attached the new roof renditions of the street side view of the church with the panels on them which was created by AEC. Unfortunately, they were unable to remove the tree. The projected panel covered area in the real picture is where you see the light grey shading mixed in with the tree. The panels will not extend to Infront of the tree.

The deceptive light blue shading that previously went all the way to the steeple has been removed from the aerial view in the other new file. AEC altered the number of panels for the main church from 80 to 100 panels as displayed in the new rendition to scale.

The 2 other files are ones that AEC took during the Salisberry church project.

If you need more please let me know.

Respectfully Submitted,

Bail Brenn Church Moderator, UCC Tolland









Q.PEAK DUO BLK ML-G10+ 385-405

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BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.

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INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².

¹ APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h) ² See data sheet on rear for further information.



6 BUSBAR

CELL TECHNOLOGY



12 BUSBAR CELL TECHNOLOGY

THE IDEAL SOLUTION FOR:



Rooftop arrays on residential buildings



MECHANICAL SPECIFICATION

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥49.2 in (1250 mm), (-) ≥49.2 in (1250 mm)
Connector	Stäubli MC4; IP68



ELECTRICAL CHARACTERISTICS

PO	WER CLASS			385	390	395	400	405
MIN	IIMUM PERFORMANCE AT STANDAR	D TEST CONDITIO	NS, STC ¹ (PO	WER TOLERANCE +	5W/-0W)			
	Power at MPP ¹	P _{MPP}	[W]	385	390	395	400	405
_	Short Circuit Current ¹	I _{sc}	[A]	11.04	11.07	11.10	11.14	11.17
unu	Open Circuit Voltage ¹	V _{oc}	[V]	45.19	45.23	45.27	45.30	45.34
. Minir	Current at MPP	I _{MPP}	[A]	10.59	10.65	10.71	10.77	10.83
	Voltage at MPP	V _{MPP}	[V]	36.36	36.62	36.88	37.13	37.39
	Efficiency1	η	[%]	≥19.6	≥19.9	≥20.1	≥20.4	≥20.6
MIN	IIMUM PERFORMANCE AT NORMAL	OPERATING CON	DITIONS, NM	OT ²				
	Power at MPP	P _{MPP}	[W]	288.8	292.6	296.3	300.1	303.8
Minimum	Short Circuit Current	I _{sc}	[A]	8.90	8.92	8.95	8.97	9.00
	Open Circuit Voltage	V _{oc}	[V]	42.62	42.65	42.69	42.72	42.76
	Current at MPP	I _{MPP}	[A]	8.35	8.41	8.46	8.51	8.57
	Voltage at MPP	V _{MPP}	[V]	34.59	34.81	35.03	35.25	35.46

¹Measurement tolerances P_{MPP} ± 3%; I_{SC}; V_{oc} ± 5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 • ²800 W/m², NMOT, spectrum AM 1.5

Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.



PERFORMANCE AT LOW IRRADIANCE

Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{sc}	α	[%/K]	+0.04	Temperature Coefficient of $V_{\mbox{\scriptsize oc}}$	β	[%/K]	-0.27
Temperature Coefficient of P _{MPP}	Ŷ	[%/K]	-0.34	Nominal Module Operating Temperature	NMOT	[°F]	109±5.4 (43±3°C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage $V_{\mbox{\tiny SYS}}$	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push/Pull ³	[lbs/ft ²]	75 (3600 Pa) / 55 (2660 Pa)	Permitted Module Temperature	-40°F up to +185°F
Max. Test Load, Push / Pull ³	[lbs/ft ²]	113 (5400 Pa)/84 (4000 Pa)	on Continuous Duty	(-40°C up to +85°C)
20 In stallation Manual				

³See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells),







Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

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Agenda Item 7

Jeffrey Gallaghe

Fwd: Solar Panels

To Bail Brenn

Get Outlook for iOS

From: Judith Imperatore Sent: Monday, September 18, 2023 7:42:46 PM To: Jeffrey Gallagher Subject: Solar Panels

Bail.

My name is Judy Imperatore. I live at 714 Tolland Stage Road. Right next door to the X Tolland Inn. I was surprised to get your letter asking for support with the Historic District regarding your request for solar panels. Let me tell you why: last year, I was sitting in my sun room when I saw a solar panel truck come into the X Inn's driveway and began putting up panels on the roof directly in our view. I was very angry as I had gone to the historic commission when I renovated my home and was told an absolute NO on panels. How was it that these new neighbors were able to get the okay? This was in addition to the decision the commission made regarding the fencing that was placed all around their property diminishing our view as well as the aesthetic value of our home. Here's what I discovered.

#1. The Lewis's applied to the commission for the installation of the panels.

#2. The commission somehow "forgot" to approve their application within a timeframe stipulated in the application. (Only two days had passed the expiration date when the Lewis's realized the town made an error.)

#3. They then immediately hired an attorney and threatened the town with a law suit if they were not allowed to put up their panels due to the administrative error.

#4. The town relented, not wanting to spend money on attorney fees.

#5. Hence, the Lewis's skipped over the approval process and a review from the historic commission. #6. After Sue, the interim town manager I made my complain to, did a lot of research on this subject, she discovered that the historic commission has no authority under state regulations to deny any resident in CT the use and installation of solar panels.

#7. I was adamant the town inform folks who had requested solar panels in the past be updated. I requested the town make this happen. Sue agreed this was the right thing to do. #8. Obvious, the town did not follow through.

I support your endeavor 100% and I would also advise you look up the state statues and regulations and present them to the town.

I am not an attorney, a town employee or an expert on state regulations, however, I wanted to share what I have experienced and what I learned. Good Luck.

Judy's iPhone

Solar Panel Support

Good morning,

То

I want to express my support for the installation of solar panels on the United Congregational Church of Tolland and education building. Embracing solar panels on buildings on the Tolland Green demonstrates the town's commitment to both preserving the historic integrity of the site as well as the advances in clean and renewable power sources.

While I understand objection to the panels on the basis that they are not historic, that cannot be the only metric by which the Commission reviews proposals. Allowing the solar panels actually gives the Historic District Commission more credibility because it shows that it can balance maintaining the beauty of the Tolland Green with the progress that will keep this town alive and thriving.

As a homeowner in the Tolland Green Historic District, I, again, fully support the solar panel proposal before the Commission.

Best, Anabel

Anabel Perez Malone 699 Tolland Stage Rd Tolland, CT 06084

.

Support of solar panels for UCC

To

To whom it may concern,

I, Dr. Mitchell L. Doucette, resident of 100 Tolland Green, **fully support UCC's installation of solar panels**. I also find the need to voice my support for a private property owner's ability to make adjustments to their property antithetical to the American process.

Sincerely, Mitchell L. Doucette, PhD, MS 100 Tolland Green

--Mitchell L. Doucette, PhD, MS 08/14/2023

To Whom it may concern;

My thoughts re our church adding solar on the roof:

I applaud the plan to add solar; it makes so much sense. A large structure such as our church affords a lot of roof space to effectively generate lots of electricity. That makes it ideal. I hope the plan gets approved and moves forward. I commend the church leadership for developing this plan. Adding solar on buildings to generate power is what we need to do much more of around the world to reduce generation by fossil fuels.

I will be happy to look over at the church to see the solar panels just as I am when I see the ones at our neighbor's place at the former Tolland Inn.

Tom Calabrese 59 Tolland Green Tolland, CT 06084

Lisa Day-Lewis	
Please feel free to comment	-
To BAILEY BRENN JF	Copy Fred Day-Le

We are happy to make changes if needed. If it looks good I will send it as an attachment.

Dear Tolland Historical Committee and all other relevant parties:

This letter is written in strong support for the application of The United Congregational Church in Tolland (UCCT) for solar panels on its primary and secondary buildings.

We will not spend time here spelling out the federal and state statutes for guidance to historic districts in regard to the rights of home and business owners seeking to avail themselves of renewable energy sources. Nor will we quote from the HDC's own charter on the topic. Based on experience, we know the Commission has been presented with that information on numerous occasions. Suffice to say that solar and greening of historic buildings is acceptable and even encouraged in most situations. Talking with solar contractors and historic architects, we know that historic districts all over the state and country are increasingly accepting of solar. In Connecticut, Tolland HDC has been the exception, not the rule, in denying solar applications.

UCCT is an organization that we consider the open heart of this town. In one form or another, at this location or at the north of the Green, this Church has been central to Tolland for 200 years. The UCCT is currently vibrant and financially viable, but financial projections indicate that the long-term viability of the church will require a strategy to decrease energy costs and improve efficiency. Churches all over Connecticut are closing, in part because of the increasing costs of keeping up and heating large, old buildings. It is our conviction that the value of having the Church on the Green (and we mean the Church and not the church building!) is of paramount importance to the historic district and to all of Tolland. We hope the HDC will also appreciate UCCT's ongoing contribution to Tolland and the need to support its continued presence.

UCCT is an asset to the Town, even to residents who are not members. Reverend Jeff Gallagher goes above and beyond his duties as a pastor to volunteer as a firefighter, chaplain, and sports coach. Many UCCT members are active in important roles within our community. UCCT hosts the food share, AA meetings, PFLAG Tolland-Mansfield meetings, and other community events. The church property also hosts daycare and before/after school programs at a location convenient to Tolland Intermediate School and bus routes. If UCCT were to move, there's no telling what sort of business entity would purchase the property and what that would look like for the community. But we can be certain that losing the UCCT on the Green would be an enormous loss.

UCCT's application for solar will allow the church to continue to operate and maintain the large buildings it occupies. We have been members of a church that faced financial hardship before, and it is very difficult for the leaders to continue to focus on the mission of the Church when preoccupied with paying the bills. We don't want that for our church community on the Green. Showing the UCCT and its leaders our support in their endeavors, though it won't guarantee things will stay the same, is one of the ways that our community can show them that we want them here. We want them to be successful, we want them to thrive. And if the UCCT's aim to go green is inspired by principles of stewardship, we want the UCCT to be allowed to exercise those principles where they are now, without needing to move.

And no, the community will not lose its historic designation by allowing homeowners and organizations to add solar. That simply will not happen, despite scare tactics to the contrary. Again, Tolland has been the exception, not the rule, in denying solar applications. Modern, architectural asphalt shingles really have no more historic value or relevance than solar panels.

We know other neighbors feel the same and hope you will be hearing from many of them.

Sincerely,

Lisa and Fred Day-Lewis 63 Tolland Green Tolland, CT 06084 August 22, 2023

41 Tolland Green Tolland, CT 06084

To Whom It May Concern:

My husband and I live next door to the United Congregational Church of Tolland. We rent the first floor of what is commonly known as the Tobiassen House which is owned by the church. We love our spot on the Green and work hard to make sure that our home is visually appealing throughout the seasons.

We would like to take this opportunity to state that we have absolutely no issue with the church's potential use of solar panels. Having lived in a solar-paneled home 40 years ago, we do not find them unsightly. The look of solar panels has come a long way since then and we were thrilled at how much electricity we saved.

Our congregational church, like most towns in New England, is an iconic part of the town's main thruway. A building with solar panels shows that the owners care deeply for the environment and we support the church's use of solar panels 100%.

Thank you!

AMCarlson and R

Anne-Marie & Dennis Carlson

Kate Vallo		9/16/2023 4:50 PM
solar panels		
To	Сору	
	المراجع المراجع والمعتقية والمعتر والمراجع والمراجع والمعترين والمعترين والمعترين والمعترين والمعترين	الرووية والمتعارفة وترته المرتب فالمتحد المراجع المراجع

Dear Church Moderator Bailey Brenn,

Thank you for alerting neighbors about the United Congregational Church of Tolland's hope to install solar renewable energy collection panels on the church's south roof as well as on the education building. As a neighbor, I am in support of this project.

The Tolland Green has a rich history, including a history of innovation. Solar panels offer an energy solution that is innovative, while also being low profile enough so as to not distract from the historic charm of the neighborhood.

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Good luck with the project!

Kate Vallo 80 Tolland Green (former UCCT parsonage!) Hi Bailey,

As a resident of the Tolland Green, I support the installation of solar renewable energy collection panels on the south facing roof of the United Congregational Church of Tolland and on the education building to the rear of the church building. This is a step in the right direction for the sustainability of UCCT and Tolland Green Learning Center as resources to the community. This is a **common sense** approach in consideration of present day reality and the preservation of this historic building, particularly as many mainline churches are closing their doors due to a decline in membership and financial support.

Sincerely, Tonja Kelly 64 Tolland Green Tolland, CT 06084

Regular Meeting

Agenda Item 5.1

HISTORIC DISTRICT COMMISSION 2024 MEETING SCHEDULE

7:00 PM

January 17 February 21 March 20 April 17 May 15 June 26 July 17 August 21 September 18 October 16 November 20 December 18

The Historic District Commission Regular Meetings will be held on the 3rd Wednesday of each month, except the June 2024 meeting is on the 4th Wednesday. Unless advised otherwise, all meetings will be held remotely with link to meeting on agendas.

Check the Town website for meeting cancellations or special meetings.

Agenda Item 6

Minutes Tolland Green Historic District Commission 21 Tolland Green, Tolland, Connecticut Wednesday, September 20, 2023 at 7:00 p.m. Via ZOOM

Public Hearing:

1. Call to Order at 7:12 PM by the Chair

2. Roll Call:
Members: Jodie Coleman-Marzialo, Chair; Rod Hurtuk, Vice-Chair; Ann Deegan, Co-Clerk;
Kathy Bach, Co- Clerk
Alternates: Miriah Bumps and John Hughes
Guests: Fred Day-Lewis (applicant) and Rebecca Risley

3. Reading of Public Notice as appeared in the Journal Inquirer by Clerk

4. Consideration of Application for a COA at 63 Tolland Green to make an enclosed porch on the north-side of the house into an open porch. Also proposing bollards to protect from vehicle impact: A detailed explanation was given by the applicant about the project (see attached packet).Questions from commissioners followed about the smoothness of the granite hitching posts/bollards, whether the replacement door would have windows or panels (no windows, will be a paneled door), use of natural materials and reuse of existing materials.

5. Neighbor Comments: None

6. Motion to close the Public Hearing By: R. Hurtuk, 2nd: C. Senechal, Vote: Unanimous

Regular Meeting:

1.Call to Order at 7:19 PM Roll Call remains the same

2. <u>Motion</u> to grant the COA at 63 Tolland Green as presented without stipulations. By; R. Hurtuk, 2nd K. Bach, Vote: Unanimous

3. Old Business:

3.1 Discuss proposed sidewalks on the Tolland Greena) Awaiting the State Archeologists Report

b) Commissioners questioned the TC liaison's accusations of an illegal HDC meetingc) A. Deegan questioned why the HDC Chair's letter (read on 9/12) on the commission's behalf was removed since it represented our commentsd) K. Bach added that the HDC was mis-represented to the TC as recommending a particular sidewalk plan. The HDC recommended no plan.

<u>Motion</u>: The HDC at no time made any proposal for a sidewalk on Tolland Green. The comments made by the HDC Chair to the TC on 9/12 were a factual summary of commission discussions and should be place back on the record. By: K. Bach. 2nd A. Deegan, Vote: Unanimous Mrs. Bach asked that this motion be delivered by the HDC Chair and read at the beginning of the next TC meeting (Public Participation) so that the public and press would hear it.

4. Miscellaneous:

Because of the Hybrid set-up at Town Hall, the question was asked if the HDC wishes to return to all ZOOM for the time being.

<u>Motion</u>: All HDC meeting will return to Zoom until further notice. By: C. Senechal, 2^{nd} : R. Hurtuk, Vote: Unanimous

5. <u>Motion</u> to approve Minutes from August 16, 2023 By: C. Senechal, 2nd R. Hurtuk, Vote: Unanimous

6. Motion to Adjourn By: R. Hurtuk, 2nd. Senechal, Vote Unanimous

Respectfully submitted,

Kathleen W. Bach Co-Clerk