

Agenda
Tolland Green Historic District Commission
21 Tolland Green, Tolland, Connecticut
Wednesday, February 15, 2023 at 7:00 p.m., Remote Meeting

Regular Meeting

1. Call to Order
2. Roll Call
3. New Business
 - 3.1 Discuss the maintenance budget for the Old Tolland County Jail and Arts of Tolland
 - 3.2 Consider appointing Michael McGee as Enforcement Officer to replace Rodney Hurtuk
 - 3.3 Review HDC guidelines (Guidelines can be viewed [here](#)*)
 - 3.4 Happenings on the Green including plans for TVRC memorial and meeting with Town Manager
4. Miscellaneous
5. Approval of Minutes from November 16, 2022 Regular Meeting
6. Adjournment

To View Meeting Materials:

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

To Join Zoom Meeting:

Either click:

<https://us06web.zoom.us/j/87926530246?pwd=MkIyTE9ILzdmaIzZOFFIRIFLeVc4UT09>

One tap mobile: +13092053325,,87926530246#,,, *02152023# US

Or call: 1-646-876-9923 and input:

Meeting ID: 879 2653 0246

Passcode: 02152023

*You do not need a Dropbox account to view the Guidelines via the above link

Regular Meeting

Agenda Item

3.3

Drop Box Link to Access Guidelines:

<https://www.dropbox.com/s/ihcxe00ukvu2ktg/TGHDC%20Design%20Guidlelines%20Draft.pdf?dl=0>

***You do not need an account to view the document**

Agenda Item

3.4

9. Discussion on proposed TVRC By-laws.
 - a. Changes made to address information in section 2 on page 2 of the By-Laws.
 - b. Vote to accept By-Laws postponed to February meeting when final draft is prepared.
10. Discussion on Mission Statement and Budget proposal for TVRC to present to Town.
 - a. Vote taken to accept proposed budget. The vote passed unanimously.
11. Discussion of CT Gen Statute 27/135. Minimum staffing requirements, Training Requirements, and other state mandated issues to be provided by the town in support of the TVRC mission.
 - a. TVRC will follow up with Town Manager's Office and make updates as needed.
12. Update from Al Mancini on the Town Green Memorial Project.
 - a. Several contractors have not responded to requests for proposals.
 - i. Appalachian Landscaping will supply a proposal.
 - ii. Additional Proposals will be sought in the coming months.
 - iii. Next update in February.
 - b. Tree on the green issue still unresolved. Additional requests need to be submitted and voted on by the Town Council.
 - c. Discussion on how the update to the memorial will interact with the plans for the town green sidewalk project. Planning will be done separately and then submitted for coordination.
13. Lisa Burns addressed the TVRC regarding future coordination on an event to support veterans run by the local political committees.
 - a. Democrat and Republican Committees will initiate planning and coordinate with the TVRC.
 - b. Monthly updates will be provided going forward to establish the project and outreach needs.
14. Jan Rubino has had her application to join the TVRC Accepted and it is pending acceptance by the Town Council.

Meeting adjourned at 8:41 pm

Next scheduled meeting is February 16th, 2023.

Submitted by Jonathan Turner

Agenda Item 5

TOLLAND GREEN HISTORIC DISTRICT COMMISSION
Wednesday, November 16, 2022 at 7:00 p.m.
REMOTE MEETING MINUTES

Public Hearing

1. Call to Order at 7:04 pm by Chair

2. Roll Call

Commissioners: Jodie Coleman-Marzialo, Chair, Michael McGee seated as vice chair for Rod Hurtuk, Ann Deegan, substitute clerk, Celeste Senechal, Kathy Bach. Alternate, John Hughes arrived 7:13.

Guests: Kristopher Farley, Michael Coutu (representative from the solar company), Ian Swift, Ryan Nenninger, Adrian Ajro, Brian Foley (town manager), Jim Paquin (town building).

3. Reading by the chair of the Public Notice as appearing in Journal Inquirer

4. #675 Tolland Stage Road

4.1 Consideration of Application for a COA for 40 Solar panels to be installed on the property at 675 Tolland Stage Road. As the house was built in 2006, it is not a historic property even though it is within the Historic District. The solar inverter would be installed in the back of the house. The 40 panels would be placed on the roof facing the street.

Discussion:

The homeowner stated that the black panels would blend in with his black roof and there would be no reflection. He also stated that this property is ideal for solar and would save him lots of money and put more power back into the grid. Mr. Farley stated that he had studied the national guidelines and they do allow for good faith in these situations. He feels that the focus should be on the bigger picture. These solar panels would be good for Tolland.

It was discussed that the Tolland Green Historic District Commission must conform to the town code relating to solar and quoted from the town code 96-4/5 relating to the preservation of the Green and its historic properties.

K. Bach questioned the need for the additional 10 panels that Kristopher Farley is asking for this time and he stated that he owns a tesla and is interested in having a heat pump installed which would dictate the need for more electricity. The representative from Sun Run solar, Mr. Coutu explained that Kris would need about 20% more electricity if he were to install a heat pump and the extra panels would ensure greater efficiency. Also the electric grid in this area would be more stable.

Mr. McGee questioned an alternative setting but Kris explained that the front being south facing was the perfect place for the panels. Ms. Bach asked whether Kris was aware when he bought the house that it was in a historic district. Mr. Farley said he had been made aware.

It was discussed as to whether this project was a business venture but Mr. Coutu explained that solar companies were not allowed to build systems larger than what was needed by the homeowner. There is a max set at a 102% offset.

Ms. Bach explained that these changes are a balancing act as other homeowners in the district have invested in historic renovations.

5. Comments: The anonymous emails submitted and included in the meeting packet were read into the minutes for the record by the homeowner. Most names and addresses had been redacted.

Katie Murray, 8 Lisa Lane Tolland CT. Katie is the town council liaison to the historic commission She stated that we need to follow the state statute #97A 7-147F concerning how these panels might impair the district.

Ann Deegan 689 Tolland Stage Road stated that as Kris's next house neighbor I can not really see his house. Although she was not at this point definitely against the solar panels, she did feel that Mr. Farley was not entirely respectful of some neighbors as his messages on face book seemed out of line to her and the fact that after reading the emails it was difficult to tell whether these statements were given my neighbors or even residents of Tolland. At town council meeting people are asked to state their name and address when they request to speak.

6. Motion to close the public hearing at 7:50 PM

7. Consideration of Application for a COA at 89 Tolland Green to remove two rotted garage windows and cover exterior with like siding.

Discussion: The homeowner, Mr. Jick, stated that in his opinion the garage windows could not be seen from the street. He also stated that the garage was added sometime in the 1950s so not historical. K. Bach felt that it has been there for at least 70 years so she

suggested that possible Mr. Jick could cover the side of the garage with siding and then add shutters to make it look the same as before.

It was also discussed as to whether Mr. Jick could come up with other alternatives and reapply with no prejudice. Mr. Paquin said that might be possible.

8. Neighbor comments: none

9. Close of Public Hearing at 8:01 pm

Regular Meeting

10. Call to Order at 8:01 pm by Chair. Roll remains the same.

11. Consideration of COA for 675 Tolland Stage Road for the installation of 40 solar panels on the front south-facing roof of the property.

Motion: McGee/Coleman-Marzialo - To approve the COA for solar panels for 675 Tolland Stage Road.

Deliberation: Ms. Coleman-Marzialo stated that the commissioners realize the house was not there in 1990 when the district was established. It is a colonial style house built with the district in mind however it was built in 2006 and is setback 160 feet.

K. Bach agreed that as there is no other place for the panels so it probably should not be denied.

C. Senechal asked about ground panels like the ones at Monet's Table K.Bach felt that would be a zoning issue.

M. McGee stated that he sees this as a special circumstance so it should possibly be treated differently.

The commission stated the need to have this not set precedent but to be seen as an exception so this should be exclusive to the property.

The motion needs to be amended.

Motion: M. McGee/ C. Senechal To approve the installation of 40 solar panels on the front south facing roof of the property at 675 Tolland Stage Road with the following stipulations:

1. The position of the house on the property:
The house is set back 160 feet from the road and is elevated on a hill.
2. It is the newest property in the district as it was built in 2006.
3. And it was built after the inception of the district.

4. Also it is located toward the end of the historic district.
5. It is not listed as a historic property on the historic registry.
6. There are no other options as a possible location of the solar panels.

Vote: J. Coleman-Marzialo yes, M. McGee yes, K. Bach yes, A. Deegan yes. C. Senechal abstain

Mr. Jim Paquin, from the town building department asked for legal reasons that we each state the reason for our vote so as to avoid any confusion or misconceptions.

K. Bach stated that she had been persuaded due to the stipulations and special circumstances stated in the motion.

M. McGee stated he agreed with the motion because of the special circumstances and the fact that this was an exclusion from the norm and should not be used to set precedence in the district.

J. Coleman-Marzialo and A. Deegan both agreed with K. Bach and that because of the special circumstances stated in the motion and the fact that there was not other option for the location of the panels, the installation of the panels should be allowed.

12. Consideration of COA for 89 Tolland Green by Commission, and vote thereon

Motion: A. Deegan/K. Bach To consider the application of the COA for 89 Tolland Green to remove 2 of the 3 windows and then cover the exterior with like siding. The remaining window should be shuttered on both sides.

C. Senechal felt the existing application was not complete.

Vote: C. Senechal – No

K. Bach, M. McGee, J. Coleman-Marzialo, and A. Deegan - yes

Motion granted with the stipulation that the one remaining window be shuttered and the area where the windows were removed will be sided with like material.

13. New Business

13.1 Discussion of the Historic District Commission's 2023 meeting schedule.

Motion: K. Bach/M. McGee – to accept the THDC schedule as presented in the packet. These meeting will be zoom until further notice

Passed. Unanimous

14. Miscellaneous

K. Bach brought up the question as to whether we are relevant as a commission and our ability to fine homeowner for noncompliance

J. Paquin stated that only the town can impose fines and that it would need to be brought before the Superior Court.

It was questioned as to whether any of these issues could be treated like blight enforcement and thus handled in this way.

It was decided that these issues should probably be discussed with the town manager.

15. Motion to approve the minutes of the September 21, 2022 meeting by C. Senechal, 2nd M. McGee, Vote: Unanimous.

16. Motion to adjourn at 9:03pm by A. Deegan, 2nd K. Bach. Vote, Unanimous

Respectfully submitted,
Ann Deegan, Substitute Clerk
11/22/22