

**Suffield Historic Commission Minutes  
October 3, 2016 7:30pm  
Suffield Town Hall**

Commissioner Schwemmer called to order the regular meeting of the Historic District Commission at 7:30pm on October 3, 2016 at Suffield Town Hall, 83 Mountain Road. The following committee members were present:

Cami Beiter  
Brendan Begley  
John Schwemmer  
Margery Warren  
Lisa Sabbatino  
Scott MacClintic  
Diana Jordan - Secretary

Commissioner Beiter, Begley, Schwemmer, Warren and MacClintic were designated voting members for the evening.

Commissioner Schwemmer made a motion to approve the minutes from September 13<sup>th</sup>, 2016 and Commissioner Begley seconded the motion. The motion was unanimously approved.

The following Applications for a Certificate of Appropriateness were scheduled to be heard and were presented:

- a.) 432 S. Main Street; Proposed Shingle Roof replacement, Aileen Baily, Owner; also present for the Owner was Mark Oneill; Contractor.
- b.) 451 S. Main Street; Proposed New Garage on Existing Footprint (Holcombe-Brickner, owners).

**432 South Main Street:**

Contractor Mark Oneill spoke on behalf of the owner; Aileen Baily in regards to an application for replacing the portion of the Slate roof that faces South Main Street an architectural Asphalt shingle. He noted that the under laying materials were damaged and non-repairable to the extent that he has had them reviewed by local roofing contractors. After Commissioner Sabbatino asked percentage of failure, Contractor Oneill stated that there is a need to replace the whole roof since he estimated 50 to 60 percent of the roof was failing and repairing it would only lead to more cracked slate shingles.

The Contractor also made note that the back side of the house was already Asphalt and the cost of replacing with slate was very expensive. Understanding the expense, several Commissioners voiced their opposition to Asphalt roofing.

Commissioner MacClintic stated he would like to keep the slate in the front of the home because it is visible from both the front and side streets and "every slate roof we let go, we don't get back." Commissioner Schwemmer incorporated the recent results of the SHDC survey, which emphasized this house and spoke in detail of it. Commissioner Begley mentioned a Mapleton Ave home that had applied which had also applied to replace an existing slate roof with asphalt shingles and the board denied it. The slate roof on the Mapleton Avenue home was repaired and it was also mentioned that a South Main Street slate roof home was repaired the same way. Commissioner Warren believed that since the board has made recent decisions regarding slate roofs, the board should remain consistent with previous decisions.

Commissioner Schwemmer invited anyone in the audience to speak in favor of or opposed to the application and no one contributed. Commissioner Begley asked the board if suggesting quotes for replacement or repair by "slate" roofing contractors was needed. The consensus was; no.

Commissioner Schwemmer made a motion to deny the application and Commissioner Begley seconded the motion.

All commission members voted unanimously to accept the motion to deny the application in keeping with previous decisions that reflect the commission's effort to protect character-defining features of buildings in the Historic district that indicate original style and period.

**451 South Main Street:**

At the 9-13-2016 meeting, Commissioner MacClintic had suggested a detailed construction material listing was needed. The owners of 451 South Main Street presented new drawings to the board with the information requested. The plans had not changed but did give detail as to material used for the overhead door panels, windows and gable vents. The roof would be Architectural shingles and the wood would be pine. The HDC was informed that the town building inspector had already approved the plans and suggested "it was good to go," as soon as the SHDC approved.

Commissioner Schwemmer asked if there were any other questions for the applicants. Commissioner MacClintic asked about lighting; whether or not they had chosen any outside lighting fixtures as of yet. While the owners had not given that much thought to date, they assured the board their lighting choice would be in consistent with existing lighting currently on the main home.

Commissioner Schwemmer invited anyone in the audience to speak in favor of or opposed to the application and no one contributed. Commissioner Bieter was in favor of approving the application since the owners have been very forthright in working with the commission and have shown great diligence and patience. Commissioner Begley was in agreement.

Commissioner Begley made a motion to accept the application with a modification to include that future lighting be consistent and appropriate to the existing home. Commissioner Warren seconded the motion and it was approved unanimously.

Motion made and approved to adjourn the meeting at 8:15pm.