



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION APPROVED ACTION MINUTES

The Westport Historic District Commission held a public hearing at 7:00 p.m. on **Tuesday, December 11, 2018**, in Town Hall Room 201/201A for the following purposes:

PUBLIC HEARING

HDC Members Present:

Randy Henkels, Chair

Ed Gerber, Vice Chair

Grayson Braun, Clerk

Marilyn Harding, Member

Cheryl Bliss, Alternate Member

Bill Harris, Alternate Member

1. To hear the Chair's report and update on current HDC activities.
 - **Chair Henkels acknowledged the meeting was the last to be attended by CLG Coordinator/CLG Staff Administrator Carol Leahy who is retiring at the end of the year. He introduced First Selectman Jim Marpe who presented Carol with a commendation for her twenty-two years of service and on behalf of the Commission, Chair Henkels applauded her years of service by citing her many contributions to the Commission and to its chair.**
 - **The Lincoln Street-Riverside Avenue Historic District was established by the RTM at its December meeting.**
2. To approve the minutes of the November 13, 2018 public hearing. **The minutes were approved as amended.**

Chair Henkels revised the order of agenda items in order to accommodate the large number of public in attendance.

3. (Agenda Item #5) To review and comment on Planning and Zoning Transmittal for the proposed Text Amendment #757 to create a new section in the zoning regulations, Section 19C Residential-Medium Density Opportunity Zone (R-MDHOZ) and associated Map Amendment #758 to change the zoning from Residence A zone (.5A) to R-MDHOZ.

Although Annette Perry, representing Greens Farms Development, was present at the meeting, she stated that she was not going to make a presentation but would answer questions from the Commission and the public. Members of the Commission and members of the public commented on the application stating opposition to the proposed text and map amendments. Attorney Sara Bronin representing the Greens Farms neighbors presented a letter dated December 6, 2018 to HDC Chair Randy Henkels requesting the HDC provide "an unfavorable recommendation for the referral item because the text/map amendment, if adopted would: threaten historic resources, violate the town's POCD, and jeopardize Town's Federal CLG Status. Many residents spoke in strong opposition to the proposals. Chair Henkels will prepare comments based on

comments to be reviewed and approved by the members at the January 8, 2018 public hearing prior to submission to the P&Z Commission for consideration.

4. (Agenda Item #6) To review and comment on Planning and Zoning Transmittal for Site Plan application pursuant to 8-30g of the Connecticut General Statutes to demolish the existing farmhouse and construct 19 three bedroom units on approximately 3.2 acres, and designating 6 of the 19 units as affordable units at **20 and 26 Morningside Drive located in the 20 and 26 Morningside Drive South Local Historic District.**

Although present, the applicant did not make a presentation nor make any comments.

Attorney Sara Bronin representing the Greens Farms neighbors presented a letter dated December 6, 2018 to HDC Chair Randy Henkels requesting the HDC provide an unfavorable recommendation on the site plan application pursuant to 8-30g at 20 and 26 Morningside Drive South located in the 20 and 26 Morningside Drive South Local Historic District. According to Ms. Bronin, the application was “improperly filed because it is not allowed by the current zoning regulations for which no standards have yet been adopted.” Additionally she stated the HDC has the “ability to approve and reject applications of projects within historic districts.” She stated if the site plan was approved, it would destroy historic resources, violate the town’s POCD and jeopardize town’s federal CLG status. Chair Henkels referred to a significant number of letters and emails received by the Commission in opposition to the demolition of the historic resources within the designated district. Members of the public expressed strong support for the comments and recommendations made by Attorney Bronin. Chair Henkels will draft comments from the HDC to the Planning and Zoning Commission to be discussed and approved at the next meeting in January. The underlying question for the Commission was whether it is appropriate for the HDC to review the site plan prior to the P&Z’s amendment to the zoning regulations which would permit consideration of the proposed plan.

5. **The following application is continued from November 13, 2018. Testimony was taken.** To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated October 22, 2018 for the proposed installation of a terracotta statue affixed to the land at **6 Violet Lane** located in the Violet Lane Historic District. **Grayson Braun made a motion to take no action on the application as she considered the proposed project was not regulated by the HDC. The motion was not seconded. Grayson Braun as Clerk made a motion to approve the COA application for the proposed installation of a terracotta statue at 6 Violet Lane, seconded by Marilyn Harding and APPROVED by a vote 2 (yes) Harding and Bliss, 1 (abstention) Braun. Chair Henkels and Ed Gerber did not vote since they were not present at the November meeting to hear the full application.**
6. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated November 26, 2018 for the proposed installation of a back-up generator at **61 Jesup Road** located in the Jesup Road Historic District. **Approved unanimously (yes) Henkels, Gerber, Braun, Harding, Harris).**
7. To discuss current status of **Canal Street National Register nomination**. Staff administrator Carol Leahy reported that she had prepared a draft policy and procedure statement of steps the HDC will take when considering citizen initiatives for National Register designations. This draft document was distributed to Assistant Town Attorney Eileen Flug and P&Z Director Mary Young for preliminary review prior to submitting it to the HDC for adoption. Morley Boyd and Wendy Crowther, members of the Preservation Alliance, registered their grievance that the HDC had not taken action on their proposed National Register in a timely manner and that they would not contribute their research to the HDC unless they were appointed to a subcommittee.
8. To discuss nominations for officers and determine when successors will be elected. Although Chair Henkels has accepted re-appointment by the First Selectman as a member for a 5-year term, he has accepted it on a transition basis for an unspecified period of time. The attendance of all five full members at a subsequent meeting, will determine when the 2019 election of officers will take place.

The meeting was adjourned at 9:05 p.m.

Francis H. Henkels, Chair
Historic District Commission
December 18, 2018