

**TOWN OF HEBRON
HEBRON HISTORIC PROPERTIES COMMISSION
REGULAR MEETING
RUSSELL MERCIER SENIOR CENTER
OCTOBER 8, 2008**

RECEIVED

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John R. Brown
HEBRON TOWN CLERK

Members Present: D. Watson, L. Bordick, D. McCalla

Members Absent: R. Cassata

Alternate Present: P. Moon, M.A. Foote

Staff Present: *None*

Minutes Approved on 11/12/08
With Corrections
Clerk Initial JBY Date 11/19/08

Guests: Danielle Casey

1. Call to Order

D. Watson called the meeting to order at 7:34 p.m. P. Moon was seated for Richard Cassatta and M.A. Foote was seated for the member position vacated by L. Schroder.

2. APPROVAL OF MINUTES

September 10, 2008

The following changes were noted: page 1, under "HPEG2" an "e" was missing from the end of M. Dunne's name; page 1, under "HPEG3" that "*Smith*" can be removed from Donna Lanza's name; page 2, under "Update on Peters House Committee" 2nd paragraph – 2nd line, "to meet" should replace "to meeting" and in the 3rd paragraph – 2nd sentence "really" should replace "real"; page 3, paragraph 1, 3rd line "in" should replace "on".

Motion:

D. McCalla made a motion to approve these minutes as amended. P. Moon seconded the motion. The motion passed unanimously

3. Old Business:

a. HPEG2:

D. Watson reported that Mary Dunne returned from being away and contacted D. Watson to let her know that because of Ms. Dunne's absence from the office no review of the HPEG2 close-out report has been done. D. Watson is now awaiting a status report from M. Dunne.

Members discussed continued review of the HPEG 2 reports delivered by Joan Rowley and agreed to make a formal list of corrections during a yet to be determined workshop geared to updating the Historic Resources Inventory (HRI).

b. HPEG3:

D. Watson reported that the application has been submitted but there has been no status as to whether it has been reviewed by Connecticut Commission on Culture and Tourism (CCCT). It was approved by the Town of Hebron and mailed out to CCCT on 18 September 2008.

The HPEG3 application has been scanned and L. Bordick will upload to the HHPC website for all members to have access.

c. Update on Peters House Use Study Committee:

D. McCalla reported that the "Report on Peters House Reuse Options" was delivered to town officials. She made special note that in preparation of the report Ray Overton spent over 200 hours in the house:

- taking measurements,
- examining requirements for ADA modifications (determining which are required for a historic home on the State Register of Historic Places)
- lead paint (again determining the historic home requirements)
- creating detailed room diagrams
- developing furniture layouts that can be found in appendix 3 of the report (e.g., how modular furniture could be set up to minimize the impact on historic details in the home)

D. McCalla indicated that Overton's structural analysis update was followed by reports on possible re uses of the building which also:

- included information about space requirements for potential users of the house as municipal space (e.g., Parks & Rec, Police Dept.).
- specifies how the house could be part of the green movement to reuse existing buildings instead of building new.
- Indicates that the cost to refurbish the building is about one third of the cost of building new.

D. McCalla reported that the Use Study Committee will be presenting formally to the BOS on 16 October 2008. There was some discussion of the difficulties of spot zoning the house for commercial use related to state and local zoning restrictions. D. McCalla also pointed out that the Use Committee's research indicated that in the case of the private sale of an historic home like the Peters' House there is a small niche of buyers. Those buyers generally want to have a local historic designation already in place at the time of sale

d. Town Charter Review Results and Possible Decisions on Submission of any Issues/Suggestions Identified

D. McCalla discussed potential issues related to mandatory waiting periods for board and commission appointments. D. Watson asked members to review the sections in the Town Charter "Appointed town boards rules and regulations" and requested a response from all commission members via email.

e. Annual Reports

All requested changes made via email by HHPC members since the last meeting were reviewed and incorporated into the report. L. Bordick will re-send to commission members. D. Watson will coordinate submission to the Town Manager by the October 17, 2008 deadline.

f. CT Trust Workshop Report

L. Bordick reported on her attendance at the meeting on marketing presented by the CCCT. Materials were passed around for members to review. D. Watson reminded the commission about the "Managing Historic Districts in Connecticut, Review of Standards and Procedures" meeting that is to be held in Hebron in February. The date of the meeting will be February 5, 2009 instead of February 12, 2009. Coordination will continue with Todd Levine regarding the planning for this meeting.

g. Other Old Business

L. Bordick reminded members of their street assignments for updating the Historic Resources Inventory. Homeowner survey's that had been returned were given to the appropriate commission members. L. Bordick offered to write a letter to the Rivereast thanking homeowners for responses to surveys and requesting continued input.

4. New Business

D. McCalla indicated that she needed volunteers, specifically docents and ticket sellers, to assist during the "Quest for Home" play, Nov. 7-8th

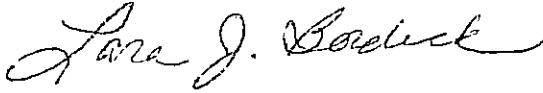
5. Correspondence

- Memo from C. Pomprowicz, Town Clerk (dated 10/01/08), requesting the annual meeting schedule for 2009 and reminding all Board Members that they must submit resignation documentation through the Town Clerk
- L. Schroder, HHPC Vice Chair (dated 09/15/08) indicting her resignation resulting from her recent move from Hebron with a corresponding notification letter form the Hebron Board of Selectmen indicating acceptance of L. Schroder's resignation with regrets and appreciation.

Adjournment:

The meeting adjourned at 9:13 pm.

Respectfully submitted;

A handwritten signature in cursive script that reads "Lara J. Bordick". The signature is fluid and elegant, with the first letters of each word being capitalized and prominent.

Lara J. Bordick