

## **Town of South Windsor**

### **DEMOLITION DELAY COMMITTEE – REGULAR MEETING MINUTES**

**February 6, 2020**

**1. Call Meeting to Order:**

Chairperson Utay called the Demolition Delay Committee meeting to order at 6:35 pm.

**2. Roll Call:**

- Members present: Art Utay, Sandy Jeski
- Members absent: Tim Shepard, Kevin Greer

**3. Outside Participation:**

- None

**4. Approval of Minutes:**

- Regular Meeting minutes – July 11, 2019 – approved unanimously via previous e-mails and by attendees

**5. Old Business:**

- None

**6. New Business:**

- 2020 Meeting Agenda

Committee members were reminded about the published 2020 meeting agenda

- Demolition Request: 240 Buckland Road
- Demolition Request: 252 Buckland Road

Ben Tripp of MetroRealty was present to discuss an application to demolish two existing homes located on adjacent parcels along Buckland Road. One house, 240 Buckland, is cataloged in the Phase I documentation of the the Town's Historic Resources Inventory. The other, 252 Buckland, has no discrete date of construction, but Committee members suggested it was probably built in the 1940's and therefore would not have been a subject of the Inventory.

The Inventory summarized 240 Buckland as being a representative example of 1880's farmhouse architecture and important insofar as it being one of the last remaining homes of that era on Buckland Road, an area rapidly transitioning to commercial development. However, beyond this assessment, the house has no outwardly unique architectural, historic, or other significant features that would invoke a demolition delay.

While DDC members agreed that neither house met the requirements of the demolition delay ordinance, committee member Jeski expressed her concern about losing another older home along the Buckland Road corridor. In the past few years, this area, extending from Buckland Hills Drive to Town Hall, has seen extensive commercial development, resulting in the loss of farmland and other open space.

A letter was received from the Historic District Commission (attached) agreeing that the houses did not meet the threshold of delay, but requesting that they be inspected before demolition to salvage any historic or otherwise valuable artifacts, trim, etc. Additionally, the DDC requested access to the houses prior to demolition to document, photographically and physically, their layout and condition for archival purposes. Mr. Tripp had no objections to these requests.

**7. Administration**

**8. Adjournment**

- Chairperson Utay moved to adjourn the meeting at 6:48 PM. DDC member Jeski seconded the motion.

Respectfully submitted,

Art Utay



## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

February 5, 2020

Mr. Arthur Utay, Chair  
Demolition Delay Committee  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Dear Mr. Utay,

In response to your certified letter of January 23, 2020, I am notifying the Demolition Delay Committee that at the February 4<sup>th</sup> meeting of the Historic District Commission, members requested that the Committee take into consideration the historic nature of the structure. Built ca. 1870, 240 Buckland Road is included in Phase I of the Town's Historic Resources Inventory with the following description as to its Historical Importance:

"This house is a good example of a simple vernacular farm house. It is one of the only historic houses left in a rapidly developing part of town. Buckland Road has become a commercial area, filled with large-scale shopping centers and apartments. Small houses such as this one represent the farming past (specifically tobacco farming) that brought prosperity to South Windsor."

Commissioners requested that the owners allow the property to be photographed for documentation purposes and that they consider offering any historical material and/or details for salvage.

Sincerely,

*Virginia Macro* (P)

Virginia Macro, Chair  
Historic District Commission