

Town of South Windsor

DEMOLITION DELAY COMMITTEE MINUTES of MEETING

SPECIAL MEETING/PUBLIC HEARING

February 18, 2016

1. Call Meeting to Order:

Chairperson Art Utay called the Special Meeting to order at 7:35 pm. The proceedings were recorded and tapes are available at the town hall.

2. Roll Call:

- Members present: Wayne McKinney, Tim Shepard, Art Utay, and Walter FitzPatrick.
- Members absent: None.

3. Format of Hearing:

- The hearing format was explained by reading from the Demolition Delay Ordinance.
- Chairperson Art Utay read the notice for Public Hearing published in the Journal Enquirer on February 9, 2016 on the application for a demolition permit for 1091 Main Street.

4. Review of Demolition Application for 1091 Main St.:

- The Property was described along with it's listing in the Historic and Architectural Resource Survey of South Windsor for 2007 as the 1782 Olcott House.

5. Letters received and read into the record:

- Letters received against demolition and for a delay:
 - South Windsor Historic District Commission, Virginia Macro, Chairperson.
 - Dr. Bruce Burnham, formerly of 1909 Main St., SW.
 - Mrs. Ivy Farinella, 594 Deming St., South Windsor.
 - Mr. David Raymond, 1837 Main St., SW
 - Ms. Jessica Glass, 1837 Main St., SW
 - Ms. Elsie Woolam, 1225 Main St., SW
 - Four similar letters from: Mr. Barry Stoner, Ms. Gail Kinkead, Mr. Anthony Dennis, Ms. Maria Dennis, South Windsor.
 - Andrew Paterna, 301 Strawberry Ln., SW
 - Linda & Edward Sunderland, 12 Strong Rd., SW
 - Mr. Brad Schide, Connecticut Trust for Historic Preservation.
- Letters received for demolition and against a delay:
 - Mr. Scott Kelly, Woodwright Homes, 845 Main St., SW (not read into the record – Mr. Kelly asked to present his comments during the public participation part of the hearing)
 - Ms. Diane Riordan, former owner of 1091 Main St., SW
- Mr. Chris Dougan, Chief Building Official, Town of South Windsor, gave a written opinion concerning the condition of the house. He noticed several elements of the house that had been structurally compromised and overall deterioration that led him to “have no conflict with the referenced structures (sic) demolition”

6. Applicant presented a case for demolition:

- Mr. Michael Mundo recently purchased the 1091 Main Street property and has investigated the work and expense required to make the house habitable. Pictures were provided of various problem areas. He reported that the North foundation was bowed and in danger of “caving in”. The basement sills and joists are “punked” and no longer properly supporting the floors. At each level the floors are excessively pitched; and the wall sheathing compromised. Several contractors reported that the house could not be lifted for foundation and supporting

member replacement, due to the danger of collapse. Verbal quotations from contractors, declare the work to be neither feasible nor economical. A partial cost estimate (foundation only) was provided. The owner plans to salvage some materials and reuse them on a new structure of colonial style.

7. • Public Comments Regarding Demolition:

- Public comments against demolition and for a delay:
 - Ms. Kathy Young, 1136 Main St., SW. Across from 1091 Main St.
 - Mr. Bill Hosley, Cultural Development Consultant, Old Abbe Rd. Enfield, CT
 - Mrs. Linda Sunderland, 12 Strong Rd., SW
 - Dr. Constantine Zariphes, 1653 Main St., SW
 - Atty. Tony Dennis, 47 Breezy Hill Rd., SW
 - Mrs. Louise Evans, 1678 Main St., SW
 - Mrs. Linda Dalpe, 1090 Main St., SW. Across from 1091 Main St.
- Public comments for demolition and against a delay:
 - Mr. Scott Kelly, 845 Main St., SW Contractor – Wood Wright Homes.

8. Adjournment:

- Chairperson Art Utay announced the Public Hearing closed at 8:57 PM.

9. Reopen Special Meeting:

- Chairperson Art Utay reopened the Special Meeting at 9:20 pm.
- After a discussion and based on a general consensus, Chairperson Utay made a motion to impose the maximum delay of 180 days based on the historical significance of the structure. The motion also stated that if The Connecticut Trust for Historic Preservation, or an equivalent experienced organization, determined it not feasible to restore this property, the DDC would reconsider the delay period. The motion was seconded by member Fitzpatrick and approved unanimously.
- A motion was made by member Fitzpatrick at 9:55 to adjourn the meeting, seconded by Member McKinney and approved unanimously.

Respectfully submitted,

Walt FitzPatrick