

Borough of Newtown Historic District

Borough of Newtown Historic District Commission
Meeting minutes 7-9-2020

THESE MINUTES ARE SUBJECT TO APPROVAL BY HISTORIC DISTRICT COMMISSION AT THE NEXT MEETING

Agenda

Call to Order

Consideration of an application for a certificate of appropriateness from the
owners of 19 Main Street (formerly the Mary Hawley Inn)

Public comment on the application

Adjournment

Applicants were notified of the public hearing by USPS mail on June 24, 2020. Notice of this special meeting was advertised in the July 2 edition of *The Newtown Bee* and posted on the door of Borough office at Edmond Town Hall on July 8, 2020.

Due to the COVID-19 pandemic, the hearing was held virtually via Zoom Meeting.

Present

Historic District:

Stephanie Gaston, Chair; Betsy Kenyon, Vice Chair; Mark Poirier,
Secretary; Chuck Fulkerson, Commissioner; Karen Boyle, Alternate

Applicants: Maura Juan, architect (seventy2architects, Danbury, CT); Dale and
Russell Barton, owners

Public: Maureen Roehmer (27 Main Street), Eric Da Silva (17 Main Street),
Debbie and Jack Moreno (23 Main Street)

Other: Ann Scaia, borough clerk, Alissa Filber (Newtown Bee)

The public hearing was called to order at 7:04 pm.

Ms Juan presented plans for a renovation and restoration of the former inn.

The building would house a restaurant and 7 “artist-loft” style apartments of approximately 700 sf. The plan would not alter the front/restaurant portion of the building. The roof would be replaced with grey architectural shingles, landscaping would be overhauled and the parking area would be repaired. Handicapped access would be improved

The rear north wing would be renovated for apartments. The clock tower would be rebuilt and first floor windows would be added. The hay door on the carriage house portion of the wing would be restored. The northernmost bay would be torn down and replaced with a structure in keeping with the rest of the wing. Parking and entrances to all apartments would be in the back of the building.

Chuck Fulkerson encouraged use of windows with true divided light throughout the building, including as replacements for the large paned windows in the front of the restaurant.

Mr Barton agreed and noted that he would like to incorporate openable double-hung windows.

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Ms Barton indicated that they would return to the commission with a detailed window plan if they could get concept approval and begin construction as soon as possible.

Ms Juan noted that the applicants have spoken with Borough zoning enforcer Rob Sibley who found that the building had been used for housing in the past and that the plan submitted would be a restoration of that use (R2).

The hearing was opened to public participation.

Jack Moreno commented that he was happy with the plan.

There being no other public comments, Mr Fulkerson made a motion to approve. The motion was seconded by Betsy Kenyon and passed by a vote of 3 (Fulkerson, Kenyon, Gaston) to 1 (Poirier).

The hearing was adjourned at about 7:30 pm.

Meeting Recording:

https://us02web.zoom.us/rec/share/3-otNOvN5nNJfYXc2Qbdeo8ZGLvCX6a81yYe-qINmUfLtgeNfGOESDmfWHdh_Hmn

Respectfully submitted,
Mark Poirier
Secretary

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October 3, 2019

Special Meeting of the Borough of Newtown Historic District Commission

Meeting minutes

[APPROVED by commission January 9, 2020]

Agenda

- Call to Order

- Approval of Minutes

- Discussion and Possible Action:

 - Preservation of Property – CGS Section 22a-15-19b – “Unreasonable destruction of historic structures listed on The National Register of Historic Places.

- Adjournment

Notice of this special meeting was posted on the door of Borough office at Edmond Town Hall on October 1, 2019.

Present

- Historic District:

 - Stephanie Gaston, Chair

 - Betsy Kenyon, Vice Chair

 - Mark Poirier, Secretary

 - Chuck Fulkerson, Commissioner

 - Ellie Whalen, Commissioner

 - Karen Boyle, Alternate

- Public:

 - George Whalen, 65 Main Street

The special meeting was called to order at 7:08 pm.

Stephanie Gaston asked for public participation. There being none, the commission reviewed minutes of public hearings held September 5, 2018 and January 24, 2019. Chuck Fulkerson made a motion to approve these minutes, Ellie Whalen seconded, and the minutes were approved unanimously.

Ms. Gaston initiated discussion of proposed demolition of the building at 19-21 Main Street (formerly the home of the Hawley family and most recently d/b/a the Mary Hawley Inn). No application is before the Historic District Commission at this time, but an application has been made to Borough Zoning Commission to rezone the property for use that would include demolition of the historic building.

The commission members discussed the historic merits of the property as a 19th Century building on Main Street and the home of 3 generations of the Booth and Hawley families, which played key roles in the town's development. A consensus was reached that

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elimination or removal of the building represented “unreasonable destruction” as described in C.G.S. Section 22a-15 through 19b.

The commission drafted a letter to Borough and Newtown Zoning. Mr Fulkerson emphasized the significance of the families who lived in the home, especially Mary Hawley, to the development of Newtown’s community.

Following an open reading of the letter, the commissioners all agreed to the content. Mr Poirier made a motion to approve and send the letter, Betsy Kenyon seconded it, and the motion was approved unanimously.

The hearing adjourned at 7:39 pm.

Respectfully submitted,
Mark Poirier
Secretary