

*Historic District Commission*  
*Sherman, Connecticut*



May 14, 2012

The **Historic District Commission Special Meeting** was called to order at 8:05 PM on May 14, 2012.

Present: Janet Hopkins, Chairman, James French, Liz Mard, Robert Boone, Alice Schneckenburger, Helen Bray, Clerk

Guests: Ron Cooper, Mason Lord

This was a special meeting for discussion and action for the revised library building plans. Planning & Zoning would not accept a conditional approval from the HDC which had been discussed at the April 16<sup>th</sup> meeting. P & Z is viewing this project as an entirely new application so the HDC must respond to P & Z with a Certificate of Appropriateness.

Ron Cooper, Enforcement Officer for the P & Z and HDC was present at the meeting to present his findings at the library and on the plans, making sure to take everything into consideration now before P & Z approves, because once they approve it limits the HDC's opportunity to go back and change things because then it would have to go back to P & Z for alteration of a special permit which they have already approved. Ron's issues were discussed with Janet prior to the meeting.

Mason Lord was back with updated plans. The site plans were dated May 9<sup>th</sup> and the architectural were dated May 14<sup>th</sup>. Ron brought up several items for discussion:

**Transformer Box** - According to the plans there is a transformer box being installed at the front of the building, in front of the picture window. These boxes measure 3 ½ ft. x 3 ½ ft x 2 ½ ft. high. Is there an alternative location asked the commission? Jim commented the box must have access to a pole and this was the most convenient location. He pointed out there was another pole on or near library property further to the northeast. It would be a longer run from the box to the building, but less obtrusive. It is also on a greater slope so it could be cut into the hillside. Moving the transformer box to the location suggested will be a condition for the C of A.

**Concrete Slab** – Behind the new addition there is a concrete slab that will be used to hold air conditioning units. Ron commented that once the units are installed they will be visible from the road. Landscape screening was suggested as a condition of the C of A.

**Signage** – According to Ron the proposed signs are all 18 inches x 18 inches and made of metal. Stop sign to stop people coming out of the library, and other Stop signs, Do Not Enter sign, Fire Lane and End of Fire Lane, two Handicap Parking and Exit Only.

Ron felt some of these signs were unnecessary, he also brought in samples of signs from the internet. Janet would like to reduce the size. Jim suggested signs, where feasible, should be minimum size and minimum height. Signs could be made of composite or wood. The existing *Library* sign is well liked and should be kept. It is getting old and worn and should be replaced at sometime.

**Lighting**—Seven pole lights have been eliminated. Sconce down lighting will be used by the doors. There should be six decorative lights which are not shown on the plans, three behind the barn, one on either side of the main entrance and one at the head of the stairs. Jim suggested the three lights behind the barn, while they are in the district they are not going to be visible. The two lights at the entrance are important. The lights are carriage style, Bob suggested onion style. There are eleven Ballard lights, pictures were shown. These are for the walkways and parking lot. There is also step lighting. Janet does not like the parking lot lighting and would prefer the same lighting as the school. The zoning regulations require all lights to be turned off at 10 PM, except for security lighting. The HDC has no jurisdiction over lighting but Janet felt since they do have jurisdiction over parking lots it should include lighting.

Janet had written up a list of conditions she read into the record:

The materials to be used on existing structure replicate or be retained as much as possible.

That the barn foundation and the parking lot be constructed with stones typical of the Sherman area and appear like a dry wall foundation.

One condition of approval for the original C of A dated February 16, 2010, that the HDC see a mock up construction of a section of the proposed retaining wall.

The slate roof on the existing library building be restored or replaced with the same materials.

The barn cupola be respected and there be a precise restoration, mindful of dimensions, and the architectural detail of that structure.

The exterior barn siding be re-used as much as possible.

Suggest walks be tinted dark grey. Bob would prefer beige. All agreed.

Janet started to entertain a motion but was questioned about the transformer which led to the list of requirements:

1. The HDC will require the transformer box be moved to the north corner of the property and connect to the closest pole. Planting is recommended.
2. Require landscape screening for the pad of air conditioners, preferably holly, only on the north side where it is visible from the road.
3. Eliminate some signage. *No Parking* and *Fire Lane* should be painted on the roadway. Shrink the *Exit Only* sign and shrink the size and height of the *Stop* signs on library property. Town and state road signs will be determined by the town and state. Signs should be constructed of wood or composite and round or rectangular posts.

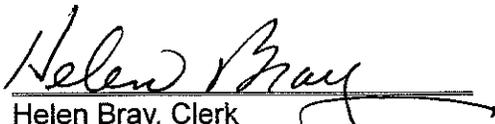
4. Three lights on the back of the barn are of no concern and one at the head of the stairs. On the two lights at the entrance the HDC will reserve judgement but recommend carriage style or onion style and size should be architecturally appropriate for the doorway. No problem with the eleven Ballard lights as specified on the plans. Twelve and fourteen foot light posts are acceptable but would like the fixtures to mimic the school lights, on a timer or motion sensor.
5. Materials used for slate and pathway should replicate the existing structures. The barn foundation facing the parking lot be constructed of stones typical of the Sherman area and built to appear like a dry wall foundation.
6. Slate roof on existing building be restored or replaced with same materials and the barn cupola be respected as shown on plans.
7. The barn siding be reused as much as possible.
8. Recommend the walkways be tinted a light beige color.

Jim made a motion to issue a Certificate of Appropriateness for the library for its proposed expansion giving special consideration to the seven requirements and one recommendation as discussed above. Seconded by Betsy and so moved.

There being no further business the meeting adjourned at 10 PM.

**THE NEXT SCHEDULED MEETING IS ON JUNE 11, 2012**

Respectfully submitted,

  
Helen Bray, Clerk  
Historic District Commission