

NORWICH HISTORIC DISTRICT COMMISSION

Minutes of the August 16, 2023 Regular Meeting

The regular meeting of the Historic District Commission was held August 16, 2023 at 5:30 PM via Hybrid meeting in Room 319 of City Hall and via ZOOM.

Members Present:

Timothy Dowhan (Chairman)
Regan Miner
Jacob Stahl (ZOOM)
Gregory Johnson (ZOOM)
Gregory Farlow (ZOOM)
Dayne Rugh

Members Absent: Nancy O'Neil

Guests: None.

Timothy Dowhan reviewed the rules of a virtual meeting and clearly notified participants that the meeting would be recorded.

I. Public Meeting

The public meeting was convened at 5:31 pm. The order of COA presentations and discussions are at the discretion of the commission to accommodate all participants.

- COA 528 - 2 Town Street (Society of the Founders of Norwich) - *Other*

Regan Miner stated that Norwich Historical Society and the Society of the Founders of Norwich were working in a partnership to make capital improvements to 2 Town Street in order to make it a multipurpose space and campus attached to the Leffingwell House property. Regan Miner stated the groups were fortunate to have gathered a multitude of funding over the past year to start on the work. Regan Miner stated currently they are looking to put an HVAC system in the lower basement levels and plan to do the other levels moving forward. Regan Miner stated they were working with R&W Heating to install a two zone Fujitsu ductless split heat pump system which would have one outdoor condenser with three heads inside of the basement. Regan Miner stated there would be some sort of screening for the outdoor condensing unit. Regan Miner stated the condenser would be on the left hand side of the property if facing 2 Town Street from the rear. Regan Miner stated the unit would only be visible from the sidewalk but, again they were planning to do a bush covering or some sort of privacy screen. Regan Miner stated the condensing unit would be the only portion of the project visible from outside. Timothy Dowhan asked if the one unit would be enough to handle all HVAC needs for the property. Regan Miner stated they would need to add an additional condensing unit when work is done on the upper levels. Gregory Farlow asked if putting the unit under the porch had been considered. Regan

Miner responded it had but the position of the heads would not be best suited for underneath the porch. Regan Miner stated that to go that route a multitude of additional piping and construction materials would be required as well as breaking through existing stone, which was overall much more complicated. Regan Miner added if the unit was to go under the porch there would be piping exposed inside the building, which was not ideal. Gregory Farlow asked if alternative routes aside from the heat humps had been considered. Regan Miner stated they did and she spoke with a consultant regarding geothermal options which ultimately too cost prohibitive.

II. Regular Meeting

The regular meeting was convened at 5:38 PM.

A. Action on COA's

- COA 528 - 2 Town Street (Society of the Founders of Norwich) - *Other*

Jacob Stahl made a motion to approve the COA as presented and written. Gregory Johnson seconded. Gregory Johnson, Jacob Stahl, Gregory Farlow, Dayne Rugh and Timothy Dowhan voted in favor. Regan Miner abstained. The motion passed.

B. Minutes of the Wednesday July 19, 2023 Meeting Minutes

- Dayne Rugh made a motion to table the vote on the July 19, 2023 meeting minutes until the regularly scheduled meeting. Gregory Johnson seconded. All voted in favor. The motion passed unanimously.

C. Chairman Report

- Timothy Dowhan he has noticed some activity in the district recently but have not seen yet if it is related to work that would require a COA. Timothy Dowhan stated he would continue to monitor things. Timothy Dowhan noted that Lathrop Manor was currently for sale, which had been under recent discussion due to some shingle replacement which a COA was not submitted for.

D. Old Business

- None.

E. New Business

- Timothy Dowhan stated, as mentioned previously, the annual budget was approved but he was waiting to hear if there were any additional funds available for preservation awards..

F. Next Meeting Date

- Scheduled for Wednesday September 20, 2023 at 5:30 PM.

G. Adjournment

- Jacob Stahl made a motion to adjourn the Regular Meeting at 5:49 PM. Gregory Johnson seconded. Jacob Stahl, Regan Miner, Gregory Johnson, Dayne Rugh and Timothy Dowhan voted in favor. The motion passed unanimously.

Respectfully submitted,

Katherine Rose
Recording Secretary

DRAFT