

## **MILTON HISTORIC DISTRICT COMMISSION**

Trinity Church Parish House  
536 Milton Road  
Special Meeting, 7:00 p.m.  
September 21, 2023

1. Call to order at 7:00 p.m., Present: C. Bramley, M. Forbes, C. Mitchell and applicants T. Czaplinski and K. Nystrom.
2. Application #364 – Thomas Czaplinski – 32 Potash Rd. for reapproval façade modifications.  
Public hearing opened, it was stated the application was approved in 2020 but project not started and CofA has expired. There are minor changes in placement of windows explained by the applicant. Windows are shown on modified drawings, slider to be removed and two windows added. M. Forbes questioned whether the roof would be increased in height to accommodate the proposed second floor windows. T. Czaplinski stated the pitch of the roof would be decreased to allow for the additional 2<sup>nd</sup> floor windows.  
With no public present to comment on the application, motion to close the public hearing C. Mitchell, seconded M. Forbes and unanimously carried.  
Motion to approve the application as proposed C. Mitchell, seconded M. Forbes and unanimously carried.
3. Application #365 – Karin Nystrom, 11 Headquarters Rd. for modifications to existing barn.  
Photos and drawings of the proposed stabilization and restoration of the barn, formerly an 1859 school building, were reviewed. K. Nystrom shared a picture of the building as it existed in 1859 along with the history of the building which was used as a blacksmith's shop following the construction of the new school on the property. The unique fenestration around the windows and doors on the building along with the board and batted siding was noted and will be restored. The building will be dismantled to create a stabilizing foundation under the building, increasing the depth and width of the building by about 6 inches before reinstalling the post and beam framing to allow for insulation on the interior. Currently there is no framing between the sills and plates/girts other than cross bracing, all of which will be reinstalled, and the walls studded for insulation and finished walls. All windows will be LePage energy efficient double hung replicating the existing windows, including the two, three pane gable windows. The new entry door will replicate west facing door and barn sliding door will be fixed and non-operable. An addition, as shown, will be added to the east side of the structure for entry, sided in clapboard to differentiate it from the original structure and fitted with a door and windows as shown.  
Discussion related to the approval requirement the narrow board and batten spacing be as exists, the unusual fenestration around the top of all windows and doors be identical to existing, and the new foundation be faced with existing granite sill supports sliced to create a veneer covering the modern foundation.

With no public present to comment on the application, C. Mitchell moved, M. Forbes seconded a motion to close the public hearing, unanimously carried. C. Mitchell moved to approve the application with stipulations as noted above, M. Forbes seconded and unanimously carried.

4. Application 366 – Mike Pirollo, 598 Milton Rd. for generator installation.  
Specification sheets showing the generator, its concrete pad, and aerial view of the property marking the location were reviewed. The generator will be placed on the north side of the garage as shown due to building code requirements for separation distance from the existing propane tank, located on the east side of the building. The contractor stated M. Pirollo agreed to add a fence or a landscape element to provide screening from the road. With no members of the public to speak to the application, a motion to close the hearing was made by C. Mitchell, seconded M. Forbes and unanimously carried. Motion to approve the application as presented was made by C. Mitchell, seconded M. Forbes and unanimously carried.
5. Approval of minutes of May 17, 2023. C. Mitchell moved to approve the minutes, M Forbes seconded and unanimously carried.
6. Old Business – None
7. New Business – None
8. Adjournment – Motion to adjourn was made by C. Mitchell, seconded by M. Forbes and unanimously carried at 7:59 p.m.

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Carol Bramley, Chairman

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Date