

STATE HISTORIC PRESERVATION OFFICE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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In Re Property at: :  
: :  
Tobacco Shed :  
520 North Main Street :  
Suffield, CT : May 4, 2022  
: :  
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HISTORIC PRESERVATION COUNCIL MEETING

(via Zoom Videoconference)

Held before Historic Preservation Council Members:

THOMAS ELMORE, Chair  
CHRISTINE NELSON, Vice Chair  
ELIZABETH ACLY (Recused)  
MARGUERITE CARNELL  
DR. MARGARET M. FABER  
ELIZABETH BURGESS  
SARA O. NELSON  
PAUL BUTKUS  
DR. LEAH GLASER  
DR. WALTER WOODWARD, State Historian  
DR. SARAH SPORTMAN, State Archeologist

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## A P P E A R A N C E S:

State Historic Preservation Council Staff:

Elizabeth Shapiro  
Jonathan Kinney  
Deborah Gaston  
Mary Dunne  
Marena Wisniewski  
Todd Levine

Presenters:

Stacey Vairo, Preservation Connecticut  
David Goslin, Crosskey Architects  
Elizabeth Acly, Cirrus Structural Engineering  
Peter Daub, Property Owner

Members from the Public:

Klaire Bielonko  
Tom Padrevita  
Kathleen Bielonko  
Anna-Kristin Daub-Murphy  
Lisa Sabbatino  
Evangeline Christian  
Karl Christian  
Chris Dahl  
Lori Beneski  
Elizabeth Tracey

Also Present:

Kevin Aspinwall, Videographer

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AGENDA

- I. Call to Order
  - II. Code of Ethics/Conflict of Interest
  - III. Review of Public Comment Procedures
  - IX. Threatened Properties
  - XVII. Adjournment
- 

(Proceedings commenced at 9:39 a.m.)

THE VIDEOGRAPHER: We are now on record, May 4<sup>th</sup>, 2022 at approximately 9:39 a.m. Eastern Time. Thank you.

CHAIR THOMAS ELMORE: Good morning everybody. My name is Thomas Elmore. I'm the Chair of the Connecticut Historic Preservation Council and I'm calling to order on May 4<sup>th</sup>, 2022 Historic Preservation Council Meeting for the purpose of considering a threatened property located at 510 North Main Street in Suffield, Connecticut.

With me this morning are the following Council members: Beth Acly, Beth Burgess, Paul Butkus, Margaret Carnell, myself as Chair, Margaret Faber, Leah Glaser, Christine Nelson,

1 Vice Chair, Sara Nelson, Sarah Sportman and  
2 Walter Woodward.

3 The following is the Historic  
4 Preservation Council's policy regarding conflict  
5 of interest. The Historic Preservation Council  
6 votes on matters which provide leadership,  
7 service and economic benefits to property owners  
8 and consultants, local governments and not-for-  
9 profit organization. Given this responsibility  
10 and to maintain the highest professional  
11 standards in the discharge of our duties it is  
12 important to maintain a strong code of ethics for  
13 all Council members and department employees.

14 In order to avoid possible violations  
15 of the Department of Economic and Community  
16 Development ethics statement it is necessary for  
17 the Council to be aware of any situations in  
18 which there is a real potential or apparent  
19 conflict of interest involving anyone here.

20 A conflict of interest may occur when  
21 the public officials participation in agency  
22 matters results in personal financial gain. All  
23 Council and staff have been provided with the  
24 Department of Economic and Community  
25 Development's ethics statement governing state

1 statutes.

2 Having reviewed them in today's agenda  
3 members of the Council and staff are now asked to  
4 disclose any affiliations with entities or  
5 projects that may create a conflict of interest  
6 as defined by agency policy and pursuant to  
7 Connecticut General Statute 1-79 through 1-89  
8 entitled Code of Ethics for Public Officials.  
9 Once disclosed the Council or staff member may  
10 recuse themselves from this matter.

11 Having read this statement are there  
12 any Council or staff members who wish to disclose  
13 a conflict of interest with this agenda item?

14 BETH ACLY: Beth Acly here. I'm  
15 working on the case that's being presented today  
16 as an expert consultant and so I will need to  
17 recuse myself from the discussion.

18 CHAIR ELMORE: Okay. Very good. Thank  
19 you, Beth.

20 For clarification, Beth will be  
21 participating as a consultant but not as a  
22 Council member.

23 The format for today's meeting and the  
24 review of public comment procedures is as  
25 follows. Preservation Connecticut is a statutory

1 partner to the Connecticut Historic Preservation  
2 Office and an interested party to these  
3 proceedings and will be given the same amount of  
4 time to speak as the property owner.

5 As is Council's policy and to ensure  
6 sufficient time for all parties, the agenda item  
7 is organized as follows. An introduction to the  
8 matter will be made by Tom Levine, staff liaison  
9 for endangered properties. Presentation by  
10 Preservation Connecticut, they will be given up  
11 to 20 minutes for their presentation followed by  
12 20 minutes of questions by Council members. Then  
13 a 20-minute presentation will be made by the  
14 property owner, Mr. Peter Daub, followed by 20  
15 minutes of questions by the Council members.  
16 Following that members of the public will be  
17 invited to speak.

18 Since only 7 members of the public have  
19 signed up to speak they will be permitted to  
20 speak for 3 minutes each. For member of the  
21 public, if you haven't already done so, letters  
22 and/or statement can be submitted into the public  
23 record via email by directing them to Marena  
24 Wisniewski at [marena.wisniewski@ct.gov](mailto:marena.wisniewski@ct.gov). She will  
25 be tracking all the letters and statements and

1 making them available into the record.

2 If there are members of the public who  
3 have not submitted their information and who are  
4 late coming to this process you will be given a  
5 chance to speak after we have heard from everyone  
6 whose name we have documented in advance. We  
7 will ask for public show of hands via Zoom and we  
8 will call on member of the public in the order in  
9 which we see them.

10 At approximately 11:15 this morning we  
11 will close public testimony to allow Council 20  
12 minutes for consideration of the motion. May I  
13 ask Council members with a show of hands to see  
14 who has read the entirety of the agenda packet  
15 consisting of 250 pages plus two pages of the  
16 table of contents and the 48 photographs that  
17 have been added to Drop Box?

18 Okay. I'm not seeing everyone's hand  
19 because of the screen limitations. Is there  
20 anyone who has not read or seen all that  
21 information? Okay.

22 We have an extensive amount of  
23 background material in our agenda packet that is  
24 all pertinent to today's meeting. The Council is  
25 looking for succinct information directly related

1 to the forwarded questions. To maintain our  
2 schedule for the benefit of all Marena will be  
3 assisting Council by being our timekeeper.  
4 Parties with 20-minute presentations will be  
5 given a 5-minute and a 1-minute warning as they  
6 approach the end of their time. The  
7 presentations will be cut off at 20 minutes.

8 Parties with 3-minutes presentation  
9 will be given a 1-minute warning.

10 Council is interested in new  
11 information with each presentation. In the  
12 interest of time and out of the fairness of all  
13 if you are in agreement with the points  
14 previously made please signal your agreements  
15 with the points made.

16 We ask that all parties identify  
17 themselves by name before speaking, including  
18 Council members to aid the transcription in this  
19 recording.

20 Before I read the motion I would like  
21 to give a brief background. A letter of  
22 invitation was extended to the property owner,  
23 Mr. Peter Daub, with an appended list of  
24 questions entitled Materials Helpful in  
25 Documenting a Lack of Feasible and Prudent



1 Alternatives to Demolition. The material that  
2 was forwarded to SHPO was place in the Drop Box  
3 and made available to all interested parties.  
4 And so any information provided by the owner and  
5 by Preservation Connecticut was made available to  
6 all parties.

7           Lastly, I want to remind everybody that  
8 this discussion and review is not a discussion  
9 about the historical merit of the structure. The  
10 tobacco shed is a contributing resource to the  
11 Suffield Historic District which was listed on  
12 the National Register of Historic Places on  
13 September 25<sup>th</sup>, 2079, National Register Number  
14 79003750.

15           The motion as presented and made  
16 available in Drop Box reads as follows: The  
17 Connecticut Historic Preservation Council votes  
18 to request the assistance of the Office of the  
19 Attorney General to prevent the unreasonable  
20 destruction of the historic property at 510 Main  
21 Street -- 510 North Main Street, Suffield,  
22 Connecticut pursuant to the provisions of Section  
23 22a-19a of the Connecticut General Statutes.

24           With that information at hand I'll introduce  
25 Todd Levine, staff liaison for endangered

1 properties for a brief background.

2 TODD LEVINE: All right. Thank you,  
3 Tom. Good morning everyone. My name is Todd  
4 Levine, I'm an architectural historian for the  
5 State Historic Preservation Office and liaison  
6 with the Office of the Attorney General with SHPO  
7 on potential Connecticut Environmental Protection  
8 Act cases. And the following is a summary of the  
9 facts that SHPO found while investigating the  
10 subject property.

11 On February 16<sup>th</sup>, 2022 our office was  
12 notified by our statutory nonprofit partner,  
13 Preservation Connecticut, that they had been  
14 contacted by the local community in Suffield  
15 about the proposed demolition of a National  
16 Register of Historic Places tobacco shed at 510  
17 North Main Street, what used to be 500 North Main  
18 Street, the Daniel Warner House site.

19 The locals found out about the threat  
20 the previous week when on February 7<sup>th</sup>, Monday,  
21 the Suffield local Historic District Commission  
22 voted to allow Rayco Development, then owner of  
23 the site and developer of the new Stonegate  
24 Development on North Main Street to demolish the  
25 shed.

1                   It should be noted that in 2018 SHPO  
2 reviewed a proposed residential development under  
3 the Connecticut Environmental Policy Act for a  
4 stormwater discharge permit which included this  
5 site. And that resulting letter to the owner  
6 states that SHPO appreciates the historic houses  
7 and their associated outbuildings will be  
8 preserved and based on that information there  
9 will be no adverse effect to historic properties.  
10 Had any of the buildings noted in that review  
11 been proposed for demolition it would have been  
12 an adverse effect to historic resources.

13                   On February 22, 2022 SHPO and  
14 Preservation Connecticut met via Zoom with  
15 concerned citizens about the matter and then on  
16 the 23<sup>rd</sup> a petition to oppose the demolition of  
17 the structure and support the effort to save it  
18 was initiated. After a couple of weeks there  
19 were 367 signatures and SHPO has received 9  
20 letters of support for preservation.

21                   SHPO made at that time contact with Ray  
22 Daddario, the owner of the site, and explained to  
23 him that the local law does not supersede state  
24 law. On March 4<sup>th</sup> it is our understanding that  
25 Peter Daub purchased the building, the property

1           rather including the building.

2                       On March 15<sup>th</sup> we made contact with Mr.  
3           Daub and on the 16<sup>th</sup> we conducted a site visit  
4           with Stacey Vairo from Preservation Connecticut,  
5           structural engineer Beth Acly and Mr. Daub's  
6           daughter and granddaughter.

7                       We found an early example of a tobacco  
8           shed built before the standardized aisle and bay  
9           system that we see mid-century. This shed has a  
10          series of bays similar to an extended English  
11          barn, and the venting system was made up of sets  
12          of double swinging hinge barndoors on one eve  
13          side with primarily window vents and vertical  
14          vents on the other three sides. This system is  
15          uncommon as is the age since many purpose built  
16          tobacco sheds did not survive the 1938 hurricane.

17                      I spoke with Mr. Daub via the phone  
18          that afternoon and shared with him what we've  
19          seen, what we had seen and explained to him  
20          briefly the SHPO process, and then on April 4<sup>th</sup>  
21          SHPO sent the invitation letter to Mr. Daub for  
22          today's HPC meeting to determine whether the  
23          proposed destruction is reasonable in light of  
24          the associated facts and circumstances and to  
25          provide extra support in exploring alternatives

1 to demolition. Thank you.

2 CHAIR ELMORE: Thank you, Todd.

3 Stacey Vairo with Preservation  
4 Connecticut.

5 STACEY VAIRO: Good morning. Thank  
6 you. My name is Stacey Vairo and I am circuit  
7 rider with Preservation Connecticut, the  
8 statutory nonprofit partner to the State Historic  
9 Preservation Office.

10 Today I'm just going to give you brief  
11 description of the building, show you some  
12 photos, do a very quick background. I know we  
13 don't want to delve too deeply into the history  
14 but I do want to just establish an association  
15 with tobacco farming that's very strong with this  
16 building. And then I will turn it over to Dave  
17 Goslin of Crosskey Architects who will present a  
18 prudent and feasible alternative to the  
19 demolition and have Beth Acly of Cirrus  
20 Structural Engineering discuss the current  
21 condition of the building. Next slide please.

22 So as Todd mentioned the most common  
23 type of tobacco shed found in the Connecticut  
24 River Valley has two long rows that usually are  
25 accessed by carriage doors found on the gable

1 end. This western end of the building, the gable  
2 end, faces North Main Street, so it's visible  
3 from North Main Street. The southern elevation  
4 contains that series of carriage doors that  
5 access the side bays. Next slide.

6 Here you can see the eastern elevation  
7 facing away from North Main Street on the  
8 lefthand side and on the righthand side of the  
9 screen you can see the interior framing of the  
10 building. The interior framing as many of you  
11 may know is of course structural in nature but it  
12 also was used to hang tobacco leaves while they  
13 cured within the building. Next slide.

14 On the lefthand side you can see the I  
15 believe it's the northing side of the building.  
16 That detail shows the latches that are still in  
17 place that are used to fix the boards out so that  
18 they can provide ventilation and stay sort of at  
19 an angle to the plain of the wall and allow air  
20 to pass through the building.

21 On the righthand side you can see the  
22 house that was originally associated with this  
23 shed, the Daniel Warner House in the foreground,  
24 and in the background that's 500 North Main  
25 Street and in the background you can see the

1 house at 480 North Main Street. I included this  
2 because the buildings, the outbuildings at the  
3 rear of the property are all original and have  
4 been repurposed and reused as part of the  
5 development. Next slide.

6 So this is just to show the boundary of  
7 the Suffield National Register Historic District  
8 and that points out the shed within that  
9 district. It's important to note that one of the  
10 periods of significance for the district is 1900  
11 through the 50-year cutoff which would be 1929.  
12 We will include a little bit more about what we  
13 believe is the build date. We don't have an  
14 exact build date but we do know it was built  
15 within the period of significance for this  
16 district. Next slide.

17 So originally built by Daniel Warner in  
18 1827, by 1869 this house was in the possession of  
19 Jonathan T. Fairfield, a prominent tobacco  
20 farmer. It passed to his son, John Fairfield, he  
21 was also a very prominent tobacco farmer written  
22 up in national trade journals. This image on the  
23 righthand side is a significant one because it  
24 shows the tobacco shed in place in 1925 on a  
25 Sanborn map. So it places it clearly within the

1 period of significance that was established by  
2 the National Register nomination. This is again  
3 new information. Next slide.

4 Here we have a map from 1931 showing  
5 that the property had passed to Carolyn May  
6 Fuller Sutton. Carolyn inherited the property  
7 from her parents, the Fairfields. It remained in  
8 that family and became associated with the Fuller  
9 tobacco family. Edwin Fuller was a very  
10 prominent tobacco dealer, lived at 480 North Main  
11 Street and the Suttons continued to live at 500  
12 North Main Street.

13 During our site visit we were lamenting  
14 not knowing the date of construction for the  
15 building and we saw this inscription along the  
16 back wall. We thought perhaps this might have  
17 been the period or the date of construction. It  
18 turns out it wasn't at all as we can see from the  
19 previous documentation, but in also in 1931  
20 Theodore Hauser was an Austrian-born tobacco  
21 farmer living on South Main Street. So this  
22 probably indicates the fact that he rented the  
23 shed at that time. Next slide.

24 And in 1934 we have an aerial photo, a  
25 Fairchild aerial photo showing the shed in place



1 and as you can see it's surrounded by shade  
2 (audio skip), so that's an interesting photo  
3 because it actually shows the tobacco farming  
4 actively taking place with the covered fields.  
5 Next slide.

6 So before I turn it over to Dave, Todd  
7 really went through most of the timeline here.  
8 I'll just fill in a couple of holes that we knew  
9 about that Todd didn't mention.

10 In July and September of 2017 the  
11 developers met with the Suffield Historic  
12 District Commission and the Planning & Zoning  
13 Commissions and the results of those meetings  
14 indicated that the developer would retain all of  
15 the outbuildings related to the properties at 480  
16 and 500 North Main Street.

17 In February of 2018 that opinion was  
18 reiterated by the Historic District Commission.  
19 All of those minutes have been included in your  
20 packet so I assume you have the full information  
21 on all of those.

22 And then the property was purchased by  
23 Rayco, the developer, from the Sutton family on  
24 July 25<sup>th</sup>, 2018 and then we move into the time  
25 period that Todd again discussing including the

1 July 31<sup>st</sup> letter from the SHPO related to the  
2 stormwater discharge permitting.

3 All of this information is just to show  
4 you that this is a vanishing building type in  
5 Connecticut and this particular shed's  
6 association with two of Suffield's most prominent  
7 tobacco families, the Fairfields and the Fullers,  
8 all illustrate the history of this place,  
9 including the 20<sup>th</sup> Century tobacco farming aspect.

10 So we truly hope a compromise can be  
11 met and that a prudent and feasible alternative  
12 can take place. So with that I'm going to turn  
13 it over to Dave Goslin.

14 DAVE GOSLIN: Thank you, Stacey.

15 Good morning, Commissioners. My name  
16 is Dave Goslin, I'm an architect with Crosskey  
17 Architects. And about a month or ago Todd Levine  
18 sent me the site plan and the floorplans for the  
19 proposed house that is being proposed for this  
20 property and he asked me to take a look and see  
21 what I could do, if there was a way that we could  
22 make some changes or whatever to kind of preserve  
23 the barn. And I looked at it and the plan on  
24 your screen that you're seeing now is the plan  
25 that I came up with. And basically it takes the

1 same floorplan and the same orientation of the  
2 house from the site plan I was given and it pulls  
3 it closer to the street.

4 The plan that I was given had the house  
5 set back 7 feet from the front property line  
6 which as you looked at the plan Main Street is on  
7 the left and north is directly -- so Main Street  
8 is the front yard, front property line is where  
9 that dash line is, it's a 25-foot setback from  
10 the property line. So I basically located the  
11 house a few feet back from the front yard  
12 setback, pretty much keeping in line with the  
13 existing houses. There's an existing house, you  
14 can see it outlined at the bottom of the page and  
15 there's another one further up to the north side  
16 of the site.

17 So by pulling it forward it kind of  
18 keeps the street and preserves the front yard  
19 setback and still gives them approximately 56  
20 feet between the back wall of the house to the  
21 leading face of the existing barn which is plenty  
22 of room to fit a back loaded driveway which is  
23 being proposed off the back of the house.

24 So it was a relatively easy solution I  
25 think to kind of preserve the barn. And one

1 thing further that I will add is that I do live  
2 in a community that's very similar to this on the  
3 other side of the river and several of my  
4 neighbors have barns on their property and  
5 they've kind of repurposed them. Some of them  
6 are still active tobacco sheds that are used, but  
7 some of them have been repurposed and my  
8 neighbors use them for storage. They rent out  
9 the base to other people for storing boats in the  
10 wintertime or cars throughout the year. So there  
11 is a potential that this can become -- this barn  
12 can be saved and become a rental producing -- a  
13 rental income property. So there are certain  
14 options other just letting it sit there and be  
15 nothing.

16 So I think this is a relatively easy  
17 solution and it's a very simple compromise. So  
18 at this point that's all I really have to say and  
19 I will turn it over to Beth so she can kind of  
20 present the structure of the barn. Beth?

21 BETH ACLY: Thanks, Dave.

22 Hi, everybody. I'm Beth Acly. I am a  
23 structural preservation engineer. I am licensed,  
24 licensed professional engineer in the state of  
25 Connecticut and I've been practicing for over 20

1 years.

2 I walked through the building I guess  
3 earlier in April as Todd had mentioned with Todd  
4 and Stacey and, you know, found the building to  
5 be in generally good condition from a structural  
6 point of view.

7 Just to give you a little bit of  
8 background on how the building is framed, the  
9 five bays, drive-thru bays -- or not drive-thru  
10 but drive-in bays that stored the tobacco with  
11 the side-facing doors that you see there, each of  
12 those has a structural frame between them and the  
13 structural frame supported runs (phonetic) and  
14 other pieces of wood to support the tobacco but  
15 they also support the roof. And there's a  
16 central post that comes down in the middle and  
17 then two posts that come down on the walls. And  
18 you can in the photo there that the posts that  
19 come down on the side wall are supported on  
20 board-formed concrete piers and the site slightly  
21 pitches down so that you see that they grow in  
22 height a little bit as you get toward the back of  
23 the building.

24 And you can see also in the cross-  
25 section there the sort of two bays going in the

1 other direction with the board formed piers.

2 This is not an exact cross section of this barn  
3 but it's very, very similar. Next side please.

4 So the top two photos here are showing  
5 that there are some breaches in the roof. The  
6 shingles appear to be old and have reached the  
7 end of their serviceable length and they need to  
8 be replaced. But despite some of these holes in  
9 the roof where you're seeing the daylight coming  
10 through there's a little bit of deteriorated  
11 sheathing but the building has had a lot of air  
12 just by the nature of its design and because of  
13 that the structure had really not been  
14 compromised in any significant kind of way.

15 There's also, you know, maintenance  
16 needed on the outside. You can see some missing  
17 boards and toward the base there's some  
18 deterioration and obviously the paint has reached  
19 the end of its serviceable life. But in general  
20 the structure has not really -- has not been  
21 compromised other than a few minor areas due to  
22 the building envelope.

23 And in the bottom right we did see two  
24 conditions at the concrete piers on the door  
25 side. One of them, the one on the bottom two

1 pictures, the left side, the pier had shifted or  
2 has shifted and the purpose -- well, the reason  
3 we think for that is that the post is sitting not  
4 centered on that but off to one side. It is not  
5 in the grand scheme of things a major big deal.  
6 It doesn't seem to have compromised the structure  
7 in any way but that might be something to think  
8 about for future re-supporting that in some way.

9           And then at the far end in the picture  
10 that you see on the bottom right the pier, the  
11 concrete pier, and you can see the board lines  
12 where it was board formed, that sheared off and  
13 we think that as probably -- it's such a clean  
14 line it was probably a construction joint and  
15 there's probably no rebar in here and, you know,  
16 maybe there was maybe a big wind, big hurricane  
17 and it just sheared off. Again, this is a pretty  
18 simple fix. It could be doweled back in with  
19 epoxy-set rebar that could be hidden. Not a huge  
20 deal but something that we did observe.

21           And that's really it. Given the lack  
22 of maintenance for a while the building is really  
23 in excellent structural condition and there's no  
24 structural reason why it couldn't be reused with  
25 a little bit of repairing. And that's all I

1 have.

2 CHAIR ELMORE: Stacey, do you have  
3 anything else or is your presentation done?

4 STACEY VAIRO: Well, I just -- I can  
5 just tell you that the vote at the Historic  
6 District Commission was 3 to 2 and that I just  
7 want to make one correction in my submission that  
8 I made to you all. I started that the chairman  
9 was Chairman Moryto but it's actually Chairman  
10 Mayne, Chairman Douglas Mayne. So that's really  
11 it from me. Thank you.

12 CHAIR ELMORE: So Council members, we  
13 have 20 minutes for questions. And so if anyone  
14 has questions we'll entertain them.

15 Yes, Margaret.

16 MARGARET FABER: Sorry, I forgot my  
17 Zoom marks and where my hand-raising facility is.  
18 But I didn't see any materials from the owner  
19 that demonstrated a lack of prudent and feasible  
20 alternatives to demolition. But you know, and  
21 David presented quite a simple alternative and  
22 I'm wondering if the owner would be amenable to  
23 it. Has it been discussed with the owner and  
24 where does he stand with David Goslin's solution  
25 to the problem?



1 CHAIR ELMORE: Margaret, do you want to  
2 hold that until after Mr. Daub makes his  
3 presentation?

4 MARGARET FARBER: Sure, I will do that.  
5 Absolutely. Sorry.

6 CHAIR ELMORE: No, no, that's fine.

7 MARGARET FARBER: And I have a couple  
8 of other ones for him really, so I will wait.

9 CHAIR ELMORE: Yes. Thank you.

10 Any other Council members? Yeah, go  
11 ahead, Christine.

12 CHRISTINE NELSON: I just wanted to  
13 ask, is the National Historic District, is that  
14 coterminous with the local history district?

15 STACEY VAIRO: It is, yes. They both  
16 use a 400-foot buffer on either side of Main  
17 Street.

18 CHRISTINE NELSON: Okay. And were both  
19 of these structures in the original inventory of  
20 the report that went into creating both of those  
21 districts, either of those districts?

22 STACEY VAIRO: So since this was an  
23 early nomination the inventory was not as robust  
24 as they are today and it wasn't specifically  
25 called out in the inventory along with the house.

1 CHRISTINE NELSON: Okay.

2 CHAIR ELMORE: But Stacey, it was  
3 within that 400-foot wide boundary, correct?

4 CHRISTINE VAIRO: Yes. The image I  
5 showed that was -- that showed a boundary was  
6 from the National Register nomination submission.  
7 So that was the map from the National Register  
8 form itself.

9 CHRISTINE NELSON: Thank you.

10 CHAIR ELMORE: Walter, I see your hand  
11 is up.

12 WALTER WOODWARD: Yeah, I think  
13 Marguerite was before me.

14 CHAIR ELMORE: Okay. Marguerite?

15 MARGUERITE CARNELL: Thank you, Walter.  
16 I just wanted to confirm that the 400-foot  
17 boundary though was called out to include all  
18 major outbuildings. That's what David Ransom  
19 wrote in his nomination. Is that right?

20 STACEY VAIRO: Yes, yes. And he  
21 specifically mentioned in his nomination that a  
22 number of the outbuildings remain because they  
23 were used into the 20<sup>th</sup> century for farming  
24 actively.

25 MARGUERITE CARNELL: And the nomination

1 also calls out the importance of tobacco-related  
2 outbuildings to the district itself.

3 STACEY VAIRO: That's correct, yes.  
4 Thank you.

5 CHAIR ELMORE: Walter, go ahead.

6 WALTER WOODWARD: Yeah, I don't know if  
7 this question can wait or not but perhaps someone  
8 can tell me. In reading the documents it seems  
9 that there was a setback, an extraordinary  
10 setback approved for the siting of this house by  
11 the Commission in Simsbury that it doesn't  
12 conform to the rest of the properties on the  
13 street and that the fix being recommended is to  
14 kind of undue that setback or part of that  
15 setback to move the site of the house forward  
16 again.

17 Was there some extraordinary reason for  
18 that original setback?

19 CHAIR ELMORE: Walter, let's save that  
20 question for Mr. Daub for his presentation.

21 WALTER WOODWARD: Okay. Thank you.

22 CHAIR ELMORE: And for the record  
23 Walter, you said Simsbury and we're in the Town  
24 of Suffield.

25 WALTER WOODWARD: I always get them

1 confused. They're both so nice.

2 CHAIR ELMORE: That's fine.

3 Any other questions from Council  
4 members? All right.

5 Hearing none, Mr. Daub, are you ready  
6 for your presentation?

7 PETER DAUB: Yes. Yes, I am.

8 CHAIR ELMORE: Very good. Proceed at  
9 your leisure.

10 PETER DAUB: Okay. Can you hear me  
11 okay? You said there was some issues initially.

12 CHAIR ELMORE: Yes, we can.

13 PETER DAUB: Okay, good. Okay. Good  
14 morning everybody from Michigan. My name is  
15 Peter Daub. I have my wife sitting next to me  
16 here shuffling papers around. I would like to --  
17 first of all, thanks for inviting us and letting  
18 us present our case here. We feel a little bit  
19 outnumbered actually but we'll see how things go.

20 What I want to do is I want to give a  
21 couple of introductory comments and then  
22 basically come back to the packet I sent to you  
23 all which you all told the Chairman earlier you  
24 all looked at that stuff. So I'll elaborate on  
25 that and then we'll go from there.

1                   So one comment I want to make is the  
2                   stuff I presented was a little but shuffled in  
3                   the big packet. I hope you found it because it  
4                   was not exactly in sequence the whole thing. So  
5                   hopefully you could read that okay. But like I  
6                   said I will come back to the key points and add a  
7                   little bit to it.

8                   But in terms of intro I want to say as  
9                   well that since we saw the property and got into  
10                  discussions with the developer or (indiscernible)  
11                  for that matter, which was in November last year,  
12                  so end of '21, we actually looked intensely at  
13                  this tobacco shed and tried to figure out how we  
14                  could save that, use it, do anything with it. So  
15                  unfortunately all of that pre-discussion is kind  
16                  of for us is that for you, you kind of see it a  
17                  little bit at the late end. But our goal remains  
18                  to preserve, save the tobacco shed, so I believe  
19                  we have a common goal in this thing and hopefully  
20                  we can have a discussion here with an open mind  
21                  which unbiased and somewhat balanced. And I know  
22                  it's difficult, there are a lot of different  
23                  things pulling on this thing but I hope we can  
24                  come up with a mutually beneficial solution.  
25                  Anyway, that's the reason why we feel we are here

1 and maybe we can achieve some win/win situation.  
2 And not everything also which looks simple and  
3 straight forward in the end may be really like  
4 that.

5 And so the other comment I want to make  
6 before I get into this material that we are  
7 frankly just a little bit puzzled about how all  
8 of this has developed because we feel that we  
9 really followed the official processes by  
10 designing this thing going in front of the  
11 historic commission, district commission in  
12 Suffield and basically ending up with an approval  
13 there, and then a lot of commotion happened  
14 whereas we thought that that commission or that  
15 -- yeah, commission, have all the background  
16 knowledge as much as you guys did.

17 That was our understanding of it. Now  
18 again, we are from far away, don't really know  
19 the ins and outs of the local setup there, but  
20 you can see also our approach when you look  
21 closely at the application we made for the  
22 Suffield commission. Our plan and what we've  
23 noted in there was to remove the barn. We did  
24 not say we want to demolish the barn which for  
25 whatever reason ended up in the agenda. So I am

1 not really sure how that happened but that was  
2 kind of the first step, I didn't think much of  
3 it, sometimes these things just as called as  
4 they're called. But I wanted to make that point.

5 So we always -- we did not really see  
6 and I'll come to that in a moment, how we could  
7 really utilize the barn because it's just massive  
8 in size on a relatively small residential lot, so  
9 that's why we were looking at maybe we can move  
10 it. I'll come back to that in a moment, but  
11 that's the goal and that's what I wanted you to  
12 be aware I was thinking that.

13 So to my letter which I have sent I  
14 want to expand a little bit. So I told you that  
15 we are planning to move there because our kids  
16 live in Connecticut or near the Connecticut  
17 border respectively and I wanted to expand. Our  
18 younger daughter her husband actually own and  
19 operate a farm in Suffield and they are -- it's  
20 actually a farm which follows sustainable  
21 ecological methods. They have done a lot of  
22 activities over the last year since they acquired  
23 this farm. It's a very large property and they  
24 are part of many of the local organizations  
25 connected to UConn agricultural department in

1 some regards. Doing a lot of stuff down there --  
2 very (audio breaking up) by the way as well.  
3 Hello? Hello? Can you still hear me? Hello?

4 TODD LEVINE: Yes.

5 CHRITINE NELSON: Yes.

6 PETER DAUB: Okay. Did you catch the  
7 last stuff I said? I don't know when it kind of  
8 dropped off.

9 (Audio skip.)

10 PETER DAUB: I will, thank you. I was  
11 just talking about our kids basically that owning  
12 an operating a local farm, being very active in  
13 the community and the farmer's market as well,  
14 they operate a stand. So I think my wife and I  
15 we've learned about agriculture over the last  
16 year and we are very proud of what they do. I  
17 think they're doing a great job over there. And  
18 that's just to speak to some of the comments  
19 maybe I've read in some of the emails and stuff  
20 that the destruction of agricultural things and  
21 heritage, we are actually family-wise very much  
22 in sync in trying to preserve all of that.

23 So when we visited the kids last year  
24 several times we walked all around downtown  
25 obviously, the wider area, the shorter area, and



1 we really liked Suffield and its residential  
2 appearance, especially along Main Street and  
3 Mountain Road. We really marvel at the academy  
4 and what it's been set up there and we really  
5 while on one of our trips noticed this property  
6 being on sale, we were just surprised to even  
7 find it on sale. We loved it for its location on  
8 the (indiscernible) right here so that drove our  
9 whole thinking and also where we wanted to  
10 position the home because we wanted to really  
11 continue enjoying this wonderful view just which  
12 is there. So that's the driver behind all of  
13 that.

14 So we just basically signed a sales  
15 agreement back in November and then said, okay,  
16 we need to look at how we would utilize this  
17 property in the best possible way with a lot of  
18 stuff in mind. We knew what we wanted in  
19 building a home and obviously the architect and  
20 the developer were pretty familiar with the  
21 historical district. And so we learned a number  
22 of things we had to do so we went into this  
23 designing the home according to the standards  
24 which were set and should be followed. We put a  
25 lot of effort into that, parallel to talking and

1 looking at the barn, the shed, in all of this.

2 So we discussed many things. We  
3 discussed moving the house forward, backward, all  
4 of that but we could not, in all of this we could  
5 not come up with a reasonable way to actually  
6 integrate the barn, the tobacco shed, again  
7 because of its size, with and on a residential  
8 lot.

9 I understand the concerns you all have  
10 about it but to ask this -- just no proper way  
11 this thing would -- I don't know, it would need a  
12 lot of rehab before it could even be used in its  
13 place, but it's just so large. So our mind was  
14 kind of, okay, let's see, we will present our  
15 planning results to the Historic District  
16 Commission and then we will go from there.

17 We had in mind to possibly get this  
18 barn moved to a place where it is moved, then we  
19 have -- and be useable. So we presented this  
20 thing on the February 7<sup>th</sup> -- like I said, there  
21 wasn't still a conflict about the -- not a  
22 conflict, deviation about how it got on the  
23 agenda as demolition, a lot of that discussion  
24 went on for the -- about the home which of course  
25 is important. Then there was a lot of discussion

1 about the -- this is what I meant with the letter  
2 being chopped up. Thanks for moving that.

3 Then there was a lot of discussion, in  
4 fact I think I said there, one of the residents  
5 which may be on the line here, pretty much jumped  
6 before the meeting even started, jumped on this  
7 thing and, yeah, it was an interesting discussion  
8 anyway throughout the meeting.

9 And when we presented it there was a  
10 lot of forward and backward consideration on it.  
11 I don't think it's all reflected in the meeting  
12 notes but the gist definitely is, and in the end  
13 it was voted on 3 to 2 like was mentioned  
14 earlier.

15 So with that in mind -- no, actually at  
16 that point also the same resident asked, okay,  
17 what it is the appeal process, we need to appeal.  
18 So the Chairman read this thing out and how it  
19 works and we got educated about it afterwards we  
20 well, so we waited before we did anything.  
21 Specifically we did not close on the property  
22 deal because we wanted assurance that we actually  
23 could execute on our plan, building the home and  
24 removing the tobacco shed. That was out position  
25 at that point.

1                   So we waited the appeal period during  
2                   which or shortly after that somehow we heard that  
3                   the commotion in town continued. We were just  
4                   not in a position to follow this in any detail.

5                   So we closed actually on March 4<sup>th</sup> and  
6                   it was registered on March 7<sup>th</sup> like Todd mentioned  
7                   earlier, and I think it was in a day or two I  
8                   actually called or tried to call Todd because I  
9                   knew that he was in contact with (indiscernible)  
10                  but I did not know what was going on, and that  
11                  point I did not really understand what is  
12                  different commissions and who was involved.

13                  So I was trying to get hold of him to  
14                  learn that. It took about a week, Todd I think  
15                  you called, you said it earlier, you called me  
16                  some time back on (indiscernible) when I -- when  
17                  we were already on our way back from Suffield.  
18                  We were out there just for the closing, et  
19                  cetera.

20                  But anyway, as a consequence of all of  
21                  that there was no appeal filed so we closed on  
22                  the property and then at some point late in  
23                  February I got knowledge of a letter which Todd,  
24                  I think you had sent to the town, and I wanted to  
25                  quote a short portion of that because I believe

1           it's not in this packet, at least I couldn't find  
2           it.

3                         One of the things it says that the  
4           Department of Economic and Community Development  
5           is attempting to find a purchaser who will retain  
6           or remove such building or who will present some  
7           other reasonable alternative to demolition. And  
8           then it mentioned somewhere further on in there  
9           as well that there's a 90-day demolition hold  
10          once this -- as long as this investigation takes  
11          place.

12                        So that was the next more formal thing  
13          we learned about and we were under the impression  
14          from reading this, and like I said not being very  
15          familiar with this whole process, that the ECD  
16          would look at moving options, at least consider  
17          them after evaluating the barn if it would be  
18          worthwhile doing so. That's why we had -- Todd  
19          and the crew basically get on site, take a look,  
20          because up to that point I believe even the fact  
21          that this thing is not listed specifically on the  
22          National Register, I don't think anybody had seen  
23          it from the inside and could really judge it  
24          property.

25                        So we let him go in there, take a look,

1 and then things continued. But our thought at  
2 the time was that there was a concerted effort to  
3 look at how can we preserve this thing by moving  
4 it into a better spot. But once I started  
5 talking with Todd he pretty much told me that  
6 that's not even an option and he was just looking  
7 at holding in the place, which of course was  
8 disappointing but I guess that's where we are,  
9 why we are here now and I hope that we still have  
10 chances to talk about options.

11 So I'm going to summarize my stuff here  
12 and then we can stop talking and folks can ask  
13 questions.

14 So we feel that we followed the  
15 required processes and received a proper  
16 approval. There was no appeal and we don't  
17 understand why not. It's very unsettling to us  
18 that we have this approval and not even seem to  
19 make a difference. I mean it's mentioned in the  
20 packet but I don't think it's in consequence,  
21 it's not explained what does that mean. To me  
22 it's -- I'm flabbergasted, this cannot be.

23 MARENA WISNEIWSKI: You have 5 minutes  
24 left.

25 PETER DAUB: Okay, perfect, that's good

1           enough.

2                       So that has no explanation on how you  
3           -- why you can overrule that decision. We are  
4           still open obviously like I said for a reasonable  
5           discussion about this. I will be happy to share  
6           my thoughts to support I want -- I already talked  
7           about this thing here, that we called Todd and it  
8           was not like we were (indiscernible) away, we  
9           proactively from our side actually tried to get  
10          in touch with this group.

11                      But we strongly feel that the shed is  
12          only of use to a commercial or a larger public  
13          purpose. But on a private property we just don't  
14          see it. We think it's unreasonable actually to  
15          demand us of keeping it on the property due to  
16          its size, and then obviously a significant amount  
17          of money would need to be spent to make it useful  
18          for any purpose. So we think it would be good to  
19          direct any funds right away to remove and to  
20          rehab so that it can be truly utilized and  
21          admired hopefully by more than us because with a  
22          house in front of it it will not be visible like  
23          it is right now which is kind of a picture  
24          perfect situation. But it will look different  
25          and the only ones who will see it and see the

1 ugly southern -- not ugly but there is huge  
2 southern elevation of this thing will us  
3 fundamentally.

4 Okay. And then we already added just  
5 reiterated, it was mentioned a few times, it's  
6 not as an individual shed listed on the National  
7 Register.

8 So yeah, with that I'm happy to  
9 obviously entertain questions and then I can  
10 share thoughts on what we were thinking about  
11 (indiscernible).

12 CHAIR ELMORE: Great. Thank you, Mr.  
13 Daub. I appreciate that very much.

14 Council members, we have 20 minutes to  
15 ask questions of the owner and Margaret and  
16 Walter had -- each had a question so let's start  
17 with Margaret.

18 MARGARET FABER: Okay. Yeah, just the  
19 first thing I wanted to say is, you know, which  
20 I'm sure someone else will probably cover as  
21 well, but individually listed buildings and  
22 buildings that are part of a National Register  
23 District as contributing resources have the same  
24 protections.

25 And another just reminder from the



1 National Park Service, I quote, "Moving an  
2 historic building is sometimes the only way to  
3 save it from demolition, but such an action  
4 should be undertaken only as a last resort when  
5 other preservation options have been exhausted.  
6 When an historic building has been moved it loses  
7 its integrity of setting and its sense of place  
8 and time, important aspects of the historic  
9 character of a building and its environment.

10 So, you know, while I'm pleased that  
11 demolition is no longer on the table I guess, you  
12 know, moving a building is a last resort.

13 And then the second part of my question  
14 is just what I asked before. You know, has the  
15 owner been presented with David Goslin's solution  
16 to this problem? Is he amenable to it and I  
17 would just like to hear from him about that.  
18 Thanks.

19 PETER DAUB: As you are addressing me  
20 this is Peter Daub again.

21 Margaret, to answer your point, yeah, I  
22 have seen it in the packet. It wasn't really  
23 presented before but I can tell you we have  
24 pondered over this while situation a lot of times  
25 but the fact is that the property actually goes

1 up a little bit from the street into the property  
2 and then kind of angles down. We wanted like I  
3 mentioned, we really love that view so we wanted  
4 to position the home the highest point so we  
5 could preserve the views even over whatever is  
6 built behind us because there are homes built  
7 behind as well. So that was our driver.

8 So it's -- and in my mind frankly, I  
9 mean it sounds like an easy simple solution. It  
10 doesn't take away anything from what I said  
11 earlier, that this tobacco shed is so huge. And  
12 the original setting, I appreciate the point  
13 you're making, it takes it away but only if you  
14 leave the setting around it as well. Not if it's  
15 a residential lot where a home is placed and this  
16 shed sits in the background is mostly invisible.  
17 I admit to you the view is beautiful from the  
18 street, but half of that at least is the open  
19 space which is gone when you set a home there.  
20 So that's my concerns on that.

21 MARGARET FABER: Okay. And just my  
22 last question is have you attempted to sell the  
23 property as an alternative?

24 PETER DAUB: I have not. I just bought  
25 it.

1 MARGARET FABER: Right. Okay.

2 PETER DAUB: I had bought it and just  
3 to be clear again, I bought it after I had the  
4 Historic District Commission's approval to do  
5 what I wanted to do. We did not say, some in and  
6 say let's buy this property, knock the barn off  
7 and then do whatever we want to do. We did not.  
8 We played it very open. We went to the  
9 Commission, had everybody take a look at it,  
10 expected there will be some discussion which  
11 definitely there was, but I did not expect  
12 fallout which following this thing.

13 MARGARET FABER: And you not aware that  
14 it was on the National Register of Historic  
15 Places at that time?

16 PETER DAUB: Honestly, no. I know that  
17 there was an historic district but I'm sorry, I'm  
18 way far away and, yeah, I'm leaning a lot of  
19 stuff in a short period of time, some of it more  
20 likeable than others.

21 MARGARET FABER: Thank you.

22 CHAIR ELMORE: Thank you, Margaret.

23 Walter, do you have a question?

24 WALTER WOODWARD: Yeah, thank you, Mr.  
25 Daub. I do appreciate your efforts to act in

1 good faith and I want you to know that that is  
2 much appreciated. It doesn't change the  
3 situation particularly. I think you've answered  
4 my question. If I understand correctly you asked  
5 for the setback to get the advantage of elevation  
6 to retain the view that you wanted. If that's  
7 true how would you feel about moving the house  
8 forward again in order to keep the tobacco barn?  
9 It seems like a fairly easy solution to a problem  
10 that is significant because the building has some  
11 real significance.

12 PETER DAUB: Yeah, like I said earlier,  
13 we have pondered over this thing where to place  
14 the home but that is not the only and driving  
15 issue. The problem I still have is that as a  
16 private residence I have no purpose for this  
17 humongous building in the back. I know that's  
18 the solutions, I can rent it out for folks to  
19 store boats and what have you. I'm not  
20 entertaining a business in the back. So that  
21 just to me it makes no sense. I would much  
22 rather suggest we should think about, I would ask  
23 you to help me think about moving this thing  
24 somewhere where it can be rehabbed. It needs  
25 rehab regardless, where it can be rehabbed and

1 made available in its beauty to the town, maybe  
2 to run a farmer's market in it or whatever.

3 I know there are a couple of locations  
4 in town which could be considered. It's not -- I  
5 mean it's -- maybe that's my easy solution but I  
6 know it's not easy. So we would need to talk  
7 about that.

8 CHAIR ELMORE: Sara? Yes, go ahead.

9 SARA NELSON: Thank you, Tom, and thank  
10 you Mr. and Mrs. Daub for attending the meeting  
11 today.

12 There seems to have been some fairly  
13 consequential breakdown in communication through  
14 no fault of yours. I just wanted to ask you, the  
15 developer that sold you the parcel, at any point  
16 did he communicate the history of the  
17 subdivision, the requirements of the municipal  
18 approval process that actually require that the  
19 outbuildings stay in place? Were you made aware  
20 of that?

21 PETER DAUB: We talked about that, yes,  
22 and he made me aware of a lot of the history. My  
23 retention is generally only for so much, there's  
24 a lot of stuff going on, but we specifically -- I  
25 never made a secret that I probably would not

1 have even bought the property if that was a  
2 constraint. That's why I didn't close until I  
3 got the okay from the district commission. He  
4 did not really say, oh, this cannot be done. We  
5 knew it would be maybe difficult. I was to be  
6 honest a little bit surprised that after the  
7 discussion got through at the commission, but  
8 nonetheless it came through and that to me is a  
9 hugely important factor. I know that your  
10 (indiscernible) is a little different right now  
11 but that to me is huge.

12 But he did not, sorry to say, he did  
13 not mislead me on any of the stuff except that we  
14 both knew that the barn would need to be removed.  
15 He did not say categorically it cannot.

16 CHAIR ELMORE: Interesting. Any other  
17 questions from Council members?

18 All right. Hearing none, then we'll  
19 star with --

20 MARGARET FABER: Wait.

21 CHAIR ELMORE: Yeah, go ahead,  
22 Margaret.

23 MARGARET FABER: Sorry. I just wanted  
24 to know if while we're discussing this and while  
25 this is on the table, is there any provision for

1 maintaining the structure?

2 PETER DAUB: Is that a question to me?

3 MARGARET FABER: That's not to you, no.  
4 That's to Council. In the past I know that we  
5 have, you know, I don't know how that worked but  
6 we put something in place, you know, that the  
7 structure needed to be maintained while in  
8 discussion. And I guess that's for Tom.

9 CHAIR ELMORE: Or Todd.

10 MARGARET FABER: Or Todd.

11 CHAIR ELMORE: I'm not sure.

12 TODD LEVINE: This is Todd. What we've  
13 in the past have agreed with, wrote up a document  
14 that was signed by all parties where the owners  
15 agreed to continue to do no more harm, you know.  
16 So in the case of New London they were asked and  
17 agreed to close the windows that they had removed  
18 and keep everything buttoned up.

19 MARGARET FABER: Okay. Thanks.

20 CHAIR ELMORE: Yes, Marguerite.

21 MARGUERITE CARNELL: I have a question.

22 So my question to Mr. Daub -- well,  
23 first let me say thank you for being with us  
24 today and for presenting your side and I can  
25 imagine how disheartening this has been after you

1           went through the process in terms of the town and  
2           the Historic District Commission and it is  
3           unfortunate that we've come to this point.

4                         And my question to you at this point is  
5           are you willing to sort of slow this process down  
6           and really explore other options for this  
7           building, either keeping it on this property or  
8           perhaps moving it because as you know, it's been  
9           sitting there longer than most of us and once  
10          it's gone, it's gone. So it is an important  
11          building in this historic district as has already  
12          been established and I would just be asking, you  
13          know, can we take some more time to really  
14          explore options for keeping the building, keeping  
15          it in place, moving it on your property or moving  
16          it into another property. And perhaps putting a  
17          tarp on the roof to prevent any further water  
18          infiltration. Thank you.

19                         PETER DAUB: I appreciate that question  
20          and your concerns and feelings about our  
21          position. That's the first time actually in my  
22          mind a very good question that we got has been  
23          asked and, yeah, we would be open for more  
24          investigation because we have -- I have not spent  
25          any time on it and I don't know if anybody else



1 has in terms of moving.

2 The problem I have is we already  
3 delayed our start of construction because we were  
4 planning to start months ago, but I would not --  
5 honestly I would probably not do that yet if the  
6 threat that the building has to stay there and I  
7 may need to invest money or God knows what. The  
8 point being once I place a building there that  
9 presents good value, right, as well and to the  
10 town too, and with a big barn in the background  
11 the value is almost immediately reduced. So to  
12 me this becomes a difficult proposition. But I  
13 am open if we talk about we want to move the shed  
14 to a different location, really put a good effort  
15 behind that, that does not need to happen  
16 immediately. I don't need to take this thing  
17 down or whatever.

18 So we can build a home but I have to  
19 have an end date on when this investigation would  
20 be finished and hopefully when this can be moved.  
21 But that does not need to happen immediately as  
22 long as I know it will happen. Does that help?

23 MARGUERITE CARNELL: Thank you.

24 CHAIR ELMORE: Any other questions from  
25 Council members? Yes, Walter.

1                   WALTER WOODWARD: In your letter you  
2 talk about finding someone who said they could  
3 repurpose the wood from the barn, and that just  
4 seems like an unacceptable alternative. Is that  
5 something that you would be willing, Mr. Daub, to  
6 take off the table for present purposes, the idea  
7 of just taking the barn down and repurposing the  
8 wood?

9                   PETER DAUB: Yeah, that to me would be  
10 the last ditch effort to do something, right? I  
11 would much rather prefer this thing be available  
12 to the public somewhere in a good place, nicely  
13 renovated with a purpose. That would be my top  
14 goal. But I cannot do it myself.

15                   The other one can -- I'm not pushing  
16 that solution right now so, yeah, if we agree on  
17 a timeline to look for a moving of the barn in  
18 some shape or form or a significant reduction of  
19 size by the way. Then yeah, I can take that off  
20 and just to agree to the timeframe, and obviously  
21 some monetary questions with regards to the shed.

22                   WALTER WOODWARD: Thank you.

23                   CHAIR ELMORE: Yes, Christine.

24                   CHRISTINE NELSON: I just wanted to  
25 circle back to the original district creation.

1       You said that, I'm sorry, Stacey said that or no,  
2       Marguerite, that the outbuildings were a part or  
3       were included in the original nomination. Is  
4       that something that we still see within the  
5       district, the outbuildings, come of the historic  
6       outbuildings of a similar function in the back of  
7       residential properties?

8                   STACEY VAIRO: Christine, this is  
9       Stacey Vairo. On the properties that is 480 and  
10      500 there were several outbuildings that were  
11      repurposed. I was called out as a circuit rider  
12      to another property on North Main Street --  
13      actually North Street, which is just north of  
14      this, and the person who called me out was living  
15      in a tobacco shed behind her house as it was  
16      being redone. So there is a precedent for this  
17      in the area and within the district itself as  
18      well. There are still these buildings intact and  
19      in place.

20                  CHRISTINE NELSON: Okay. I just wanted  
21      to understand that the outbuildings are  
22      contributing to the historic district overall and  
23      that that fabric, that thread in the fabric of  
24      the district is still common, not just on this  
25      property.

1                   STACEY VAIRO: It is evident in other  
2 places throughout the district as well.ci

3                   CHRISTINE NELSON: Thank you.

4                   CHAIR ELMORE: Yes, Marguerite.

5                   MARGUERITE CARNELL: I just wanted to  
6 reiterate what Dave Goslin said that there are  
7 other communities formerly with much tobacco  
8 cultivation and other folks have found good uses  
9 for the properties where the barns can actually  
10 be income producing. And I think it may not be  
11 what Mr. Daub has had in mind but it does seem to  
12 me to be a prudent and feasible alternative than  
13 destruction of the barn.

14                  MARENA WISNIEWSKI: You have 5 minutes  
15 for discussion.

16                  CHAIR ELMORE: Thanks, Marena.

17                  PETER DAUB: Can I reply to that?

18                  CHAIR ELMORE: Absolutely, yes.

19                  PETER DAUB: So the point I was making  
20 earlier, somebody said that the barn, and I agree  
21 to that, contributes to the layout except if I  
22 put a house in front of it this setting is  
23 totally residential as is most of North Main  
24 Street. There may be a barn here or there, but  
25 it's not the overwhelming impression one gets

1 when you drive through. That's why I would not  
2 have gone into a farming community because I did  
3 not intend to and I cannot farm up there anymore.  
4 The rest of that property is split into parcels  
5 further down the slope and there's homes. So  
6 there's no way in that narrow space really to do  
7 anything. That's my point.

8 CHAIR ELMORE: Thank you, Mr. Daub.  
9 Any other questions from Council  
10 members? Yeah, Paul.

11 PAUL BUTKUS: I'm just wondering if  
12 there was anything ever put on the subdivision,  
13 you know, on the title for that property that  
14 says anything about maintaining the structure as  
15 a condition of the original subdivision approval.

16 CHAIR ELMORE: Paul, who is that  
17 directed toward?

18 PAUL BUTKUS: Yeah, it's a question if  
19 it was in the deed when he purchased the property  
20 or even earlier when it was actually approved by  
21 the town. I'm not sure who would know that  
22 answer.

23 PETER DAUB: This is Peter Daub again.  
24 To the best of my knowledge I read this deed,  
25 it's not very long, up and down with all the --

1           what's it called, the easements on there. There  
2           were all sorts of funny things on it but none  
3           which refer to the barn as far as I can tell.  
4           But I think it's a public document, isn't it?

5                   CHAIR ELMORE: It should be, yes. All  
6           right. Marguerite, yes, please.

7                   MARGUERITE CARNELL: So Paul, perhaps  
8           you're referring to information in our packet  
9           regarding Rayco's development and how this  
10          project did go through review by SHPO and as part  
11          of the environmental compliance SHPO issued a  
12          letter to the project consultant with a finding  
13          of no adverse effect with the understanding that  
14          historic houses and their associated outbuildings  
15          would be preserved. So to that extent at the  
16          state level SHPO was requiring or giving that  
17          approval with a finding of no adverse effect  
18          contingent upon the outbuildings remaining  
19          intact.

20                   PAUL BUTKUS: But that would have been  
21          specifically related to that particular body of  
22          work but it wasn't something running with the  
23          land necessarily.

24                   TODD LEVINE: Paul, this is Todd  
25          Levine. It is not on the deed as far as I know.

1 We're going to go back and double check. As  
2 Peter said it's a public document so I'll go back  
3 and see if there's any more information on that  
4 that we did not see initially.

5 PAUL BUTKUS: Thank you.

6 CHAIR ELMORE: Christine?

7 CHRISTINE NELSON: The deed would refer  
8 to the official subdivision map and that  
9 subdivision would have if it were contingent on  
10 the -- or conditioned in any way that would be in  
11 the approval of the subdivision, and so it runs  
12 with the land in that it's on file in the Town  
13 Clerk's Office under maps.

14 CHAIR ELMORE: Thank you, Christine.

15 Any other questions? All right.  
16 Hearing none we'll begin the public comment  
17 period. So Marena will assist us and will  
18 calling on members of the public who wish to  
19 speak. We'll be alternating between those in  
20 favor of referring this matter and those who are  
21 opposed. And I would like to remind Council  
22 members that we take -- I would like to remind  
23 that Council members take statements from the  
24 public but we do not respond to your questions.

25 So Marena, I'm going to ask you to

1 please call the members that have -- or the  
2 public members so that signed up so that I can  
3 focus on the discussion please.

4 MARENA WISNIEWSKI: Sure, Tom. I also  
5 just want to clarify that it did not appear that  
6 anyone who has signed up to speak is not in favor  
7 of referring the matter.

8 CHAIR ELMORE: Okay.

9 MARENA WISNIEWSKI: So the first person  
10 to speak is Klaire Bielonko.

11 KLAIRE BIELONKO: Hi, everyone. Is my  
12 mic coming in okay?

13 CHAIR ELMORE: Yes, thank you.

14 KLAIRE BIELONKO: Perfect, thank you.  
15 All right.

16 Hi, everyone, my name is Klaire  
17 Bielonko. I was born and raised in Suffield and  
18 still currently reside in town. I purchased a  
19 farm on North Main Street not too far from the  
20 shed of discussion a couple of years ago. The  
21 lot I live on kind of related to some of the  
22 questions that came up. It does have a similarly  
23 beautiful significant tobacco shed on the  
24 property that I'd never dream of demolishing or  
25 moving from the property.



1 I come from a family of farmers and  
2 know how critical it is for us to save what  
3 tobacco sheds are left. As we all know they're  
4 dwindling by the day. I'm also a Historic  
5 District Commissioner in the Town of Suffield as  
6 of late February 2022. This was after the vote  
7 on the potential demolition or removal of the  
8 barn of course. I would like to point out that  
9 the HDC decision to allow for the demolition of  
10 the tobacco shed played no role in my wanting to  
11 become a commissioner. I actually applied for  
12 the vacant position last fall, so in 2021, took  
13 about 6 months to get appointed.

14 So since February 2<sup>nd</sup>, 2022 the Suffield  
15 Historic District Committee meeting where there  
16 was the 3 to 2 vote that took place to allow for  
17 the demolition of the barn, I solely focused on  
18 getting the facts out there the townspeople. Not  
19 a lot of people were aware of what was going on  
20 here.

21 I've been harassed, I've been  
22 threatened but a very, very select few, but far,  
23 far, far, far less than the number of people who  
24 have been supportive in wanting to save this  
25 iconic and historically significant tobacco shed

1 on North Main Street in our recognized historic  
2 district.

3 This is evident in the folks that have  
4 taken the time to give public comment here today  
5 after I speak and at the previous HDC meetings as  
6 well, and the comments on the Facebook posts that  
7 have been out there, in the letters of support  
8 that people have taken the time to write. I  
9 think Todd mentioned 9. I'll have to regroup  
10 with you, Todd. I've got a list of 48 people  
11 that submitted letters, so we'll regroup on that.  
12 And also in the Change.org petition that's  
13 gaining traction by the day.

14 Just a few days when I shared it with  
15 Todd I think it was at 382 signatures. As of  
16 today I just checked, it's at 437. I haven't  
17 even been sending that petition out since at  
18 least a month and a half ago but the count keeps  
19 going up as people are becoming aware of this. I  
20 can't help but, you know, go back to that meeting  
21 and think about how all of this possibly could  
22 have happened. I feel for Peter and his family,  
23 it sounds like there definitely was some  
24 miscommunication. I'm not sure where it was.

25 Many of the commissioners at the

1 meeting did express disapproval allowing for the  
2 demolition or removal of the barn as it would  
3 be --

4 MARENA WISNIEWSKI: You are out of  
5 time.

6 KLAIRE BIELONKO: Okay. Thank you.

7 CHAIR ELMORE: Thank you, Claire.  
8 Appreciate your comments.

9 MARENA WISNIEWSKI: Okay. Next is  
10 Kathleen Bielonko.

11 KATHLEEN BIELONKO: Hi, can you hear  
12 me?

13 CHAIR ELMORE: Kathleen, before you get  
14 started, Marena, would you please give a one  
15 minute warning?

16 MARENA WISNIEWSKI: Yep, sorry. I  
17 thought I had.

18 CHAIR ELMORE: Thank you. Go ahead,  
19 Kathleen. Thank you for joining us today.

20 KATHLEEN BIELONKO: Okay. I was also  
21 -- I attended by Zoom that meeting and there were  
22 a lot of commissioners, they weren't voting  
23 members but they were against it, they were very  
24 upset, they asked to table it. The meeting went  
25 on and on and on and people were getting tired

1 and they said let's table it. We don't have the  
2 information even in front of us. We don't have  
3 the minutes in front of us from the previous  
4 meetings and someone, I don't know who, said no,  
5 we're going to vote, so they voted.

6 I had gone to bed because the way they  
7 were talking I said, oh, okay, great, it's going  
8 to be voted down.

9 I grew up in this town, I've been here  
10 62 years, I'm going to die here. I'm a farmer, I  
11 will be here forever. I read all of the minutes,  
12 the Commission cannot allow the main home or  
13 barns to be moved. The relocation would be  
14 tracked from the historic authenticity of the  
15 original site of this historic relevance. You  
16 all have the minutes, I know you have them,  
17 you've seen them.

18 At the meeting the builder told  
19 everyone he knew nothing about this. He lied at  
20 the meeting. So I don't know who else he lied to  
21 but he's a very threatening person, so certain  
22 people backed off. It just doesn't seem right to  
23 me that they did this to Mr. Daub. But if you  
24 read all the minutes no one wanted this to  
25 happen, and the only reason the development went

1 in is because nothing was going to be destroyed,  
2 nothing was going to be moved, all of the  
3 outbuildings had to stay. I just don't  
4 understand how this could happen.

5 There is no appeals process. We tried  
6 calling the office and they said we're closed for  
7 Christmas. This was I think in February or  
8 March. The information in the handbook to do an  
9 appeal was incorrect. That the department they  
10 said to call is not even there. So we could not  
11 appeal, there was no way to appeal, there was no  
12 one to get ahold of. It just doesn't seem right.

13 I've loved my Main Street forever. It  
14 killed me that that development went it, and the  
15 Daubs want a view, well, look at the --

16 MARENA WISNEIWSKI: You have one minute  
17 left.

18 KATHLEEN BIELONKO: -- last house that  
19 went up, went up higher than we were told, so the  
20 neighbor that would be to the south of Mr. Daub  
21 now has his view ruined. So if Mr. Daub puts his  
22 house set up on that beautiful crest which I know  
23 it would be beautiful, but how about when that  
24 next house goes in and that is raised up higher  
25 than the builder said he would do, then his view

1 is gone and the barn is gone.

2 The barn should not be removed, the  
3 barn should not be destroyed. It is part of our  
4 beautiful Suffield Historic District and we all  
5 -- many of us, a lot of us in town love our  
6 district and that barn needs to stay. It's not  
7 there for someone to move in and decide to knock  
8 it down or move it.

9 We have heart here, this is our heart  
10 of Suffield. I love my town. Thank you so much  
11 for listening to me. I really appreciate it.

12 CHAIR ELMORE: Thank you, Kathleen.  
13 Appreciate your comments.

14 MARENA WISNIEWSKI: Next person, Lisa  
15 Sabbatino.

16 LISA SABBATINO: Yes, good morning.  
17 Sorry about the technical difficulty. Thank you  
18 for the opportunity to speak today. I speak as a  
19 resident of the Town of Suffield. I live at 540  
20 North Main Street, just a couple of properties to  
21 the north, and I am a former Historic District  
22 Commissioner. I resigned my post about a month  
23 ago and that was after the vote. I was a  
24 nonvoting member as an alternate at that meeting  
25 and I was one of the commissioners that strongly

1 verbalized my opposition to removing the barn or  
2 demolishing the barn.

3 One of the things I just want to call  
4 out is that in 2018 when the developer first  
5 appeared in front of the commission for an  
6 informal discussion there were many members of  
7 the historic commission that led impassioned  
8 discussions against any moving or removal of this  
9 particular structure. And it is an inexplicable  
10 thing to me that a few years later those same  
11 commissioners voted to allow the demolition.

12 Mr. Daddario did not -- and I apologize  
13 to Mr. Daub for being in the position that you  
14 are in because Mr. Daddario did not ever discuss  
15 moving the barn, it was a demolition application  
16 as you all know. But one of the reasons I think  
17 the appeal didn't happen, the public at large,  
18 except for, you know, a number of people who  
19 attended that meeting with (indiscernible) who  
20 were on that Zoom meeting, the public was not  
21 made aware of what happened because the minutes  
22 were not posted from that February 7<sup>th</sup> meeting  
23 until at least a month later. And I believe --

24 MARENA WISNIEWSKI: You have one  
25 minute.

1                   LISA SABBATINO: Sure. I believe that  
2 there is a two-week window of opportunity to post  
3 or to request an appeal, so there was no appeal  
4 process that could have taken place and Kathleen  
5 Bielonko was correct that there was no guidance  
6 as far as how to post an appeal.

7                   So I just want to say that that barn is  
8 a very important part of our history and of our  
9 town character and I really hope, Mr. Daub, that  
10 we can work out a solution for you that does not  
11 involve removing that barn or demolishing that  
12 barn. Thank you.

13                  CHAIR ELMORE: Thank you, Lisa.  
14 Appreciate your comments.

15                  MARENA WISNIEWSKI: Evangeline  
16 Christian.

17                  EVANGELINE CHRISTIAN: Good morning.  
18 Thank you so much for taking the time to listen  
19 to what I have to say. I have lived in Suffield  
20 my entire life and I feel very bad for Mr. Daub's  
21 that he's in this position. But with that being  
22 said I don't understand why we have a historical  
23 commission in Suffield if they're not going to  
24 preserve our history. I'm very sorry that this  
25 happened to Mr. Daub but I hope that they save



1 our barn. Thank you very much.

2 CHAIR ELMORE: Thank you, Evangeline.

3 MARENA WISNIEWSKI: Peter Kulas.

4 CHAIR ELMORE: Peter, are you still  
5 with us? Marena, let's come back to him.

6 MARENA WISNIEWSKI: Sure. Lori  
7 Beneski.

8 CHAIR ELMORE: Lori, are you with us?  
9 All right, Marina, we'll come back to  
10 her.

11 MARENA WISNIEWSKI: Elizabeth Tracey.

12 ELIZABETH TRACEY: I am here.

13 CHAIR ELMORE: Hi, Elizabeth. Thank  
14 you for joining us today.

15 ELIZABETH TRACEY: Thank you for having  
16 us.

17 My family and I live at 522 North Main,  
18 immediately adjacent to 510 and this property.  
19 The tobacco barn serves as a sort of fence line  
20 between our property along the southern property  
21 line. I'd like to speak to the Council here this  
22 morning not only as a resident of Suffield --  
23 hello?

24 CHAIR ELMORE: We're here.

25 ELIZABETH TRACEY: -- but as a member

1 of the Suffield Historic District Commission and  
2 a registered architect in Connecticut with 35  
3 years' experience working in historic  
4 preservation and restoration while in private  
5 firms and with the State of Connecticut.

6 In my professional opinion, and I  
7 mentioned this at our review of this property, I  
8 suggested that moving the house further toward  
9 the street would mean that it would be out of the  
10 footprint of the barn. And the developer had  
11 stated that the reason they had set it so far  
12 back from the street was to protect the sight  
13 lines from my house and from the Quantz  
14 (phonetic) house which is 500 North Main. But  
15 both ourselves and the Quantz have suggest that  
16 the house be pulled closer, that it's more  
17 important to save the barn and the view to the  
18 back and we feel that we still have the sight  
19 lines up and down Main Street.

20 MARINA WISNIEWSKI: You have one  
21 minute.

22 ELIZABETH TRACEY: The developer has  
23 made some -- thank you -- made some points here.  
24 He at the review of this plan he said that he did  
25 not remember that he had agreed to preserve the

1 existing buildings. That is on the record with  
2 the Planning & Zoning Commission when we reviewed  
3 the original proposal of the development in 2020.  
4 And in that it was stated that the historic  
5 commission had required this and that the  
6 developer was well aware of that. In fact he  
7 said that he was going to restore or renovate all  
8 of the existing buildings that remained on the  
9 site.

10 I'm sorry, Mr. Daub, that you are in  
11 this position because I think you were misled. I  
12 also seem to hear that you do not want the barn  
13 to remain there.

14 MARENA WISNIEWSKI: You are out of  
15 time.

16 ELIZABETH TRACEY: Thank you.

17 CHAIR ELMORE: Thank you, Elizabeth.  
18 Appreciate it.

19 So Council members, we have 20 minutes  
20 to discuss the public's comments.

21 So I do have a question for Elizabeth  
22 and for Lisa Sabbatino. First question for  
23 Elizabeth.

24 Elizabeth, did you say that you're on  
25 the Historic District Commission.

1                   ELIZABETH TRACEY: Yes, I am currently  
2 on the commission.

3                   CHAIR ELMORE: What is the normal  
4 procedure for posting the meeting minutes?

5                   ELIZABETH TRACEY: One of the  
6 commission members writes up the minutes and  
7 submits them to the town for posting on the  
8 town's website. There's various lengths of time  
9 that that takes to happen, but I do know that for  
10 the meeting that was on -- that this was reviewed  
11 it was significantly later in the month that they  
12 were posted to the town's website, well beyond  
13 the two-week review period -- the two-week appeal  
14 period.

15                  CHAIR ELMORE: Yeah, okay. Thank you.  
16 Christine, I see your hand is up.

17                  CHRISTINE NELSON: Under the Freedom of  
18 Information Act the minutes of administrative  
19 agencies need to be filed within 7 days of the  
20 meeting.

21                  CHAIR ELMORE: 7 days. Okay. Thank  
22 you, Christine. Any other questions from Council  
23 members? No?

24                  So Marena, are there other members of  
25 the public that would like to speak that you now

1 of?

2 MARENA WISNIEWSKI: Well, it looks like  
3 Lori and Peter are on the meeting. We could see  
4 if they would like to speak. Peter, are you  
5 there and are able to unmute?

6 (Pause.)

7 Okay. Lori, are you able to unmute?

8 LORI BENESKI: I think -- can you hear  
9 me?

10 CHAIR ELMORE: Yes, Lori

11 LORI BENESKI: Okay. Yes, my name is  
12 Lori Beneski-Novak and I am a third generation  
13 tobacco farmer. I was raised in Suffield and I  
14 believe Suffield was raised with tobacco. And to  
15 see a shed being demolished is very sad for me so  
16 obviously I'm against it.

17 The tobacco barn is mostly -- well,  
18 it's just a tobacco barn but it takes leaves from  
19 harvested field and dries them and there's many  
20 crops that go through those barns and many hours  
21 are spent in those barns to produce that crop.  
22 And you know, I understand that it's just a  
23 structure for people but they're actually -- they  
24 transform the leaves and they're essential for  
25 our business. So please, please save them.

1 Thank you.

2 CHAIR ELMORE: Thank you, Lori.

3 Marena, I see Robert Molleur. I don't  
4 know if he's a member of the public and wants to  
5 speak or not. Robert, can you hear us? Robert,  
6 we're not able to hear you if you're talking.  
7 Okay.

8 Council members, are there any other  
9 questions, outstanding information, anything that  
10 would help us help you to make a decision this  
11 morning? Yes, Sara.

12 SARA NELSON: Thank you, Tom. I had  
13 one further question for the Daubs which is they  
14 mentioned that they would be amenable to an  
15 extension of time in order to allow more -- a  
16 fuller investigation of options around the barn  
17 and I wondered if they could define for us what  
18 that timeline might be to them that would be  
19 reasonable. Is it 3 months or 6 months?

20 PETER DAUB: Okay, this is Peter Daub.  
21 I'm sorry, I didn't hear the beginning. There  
22 was a technical glitch somehow, but I think you  
23 were asking for how much time I would give you or  
24 -- is that right?

25 SARA NELSON: In the earlier discussion

1 with you there seems to be an interest in perhaps  
2 allowing a fuller investigation of options before  
3 you, and I know that we need a time certain to  
4 finish that and wondered if a 3-month  
5 investigation, a 6-month investigation, where  
6 your thoughts are about that.

7 PETER DAUB: Okay. There is a, in my  
8 mind anyway, there is a dependence in the whole  
9 construction. If you would tell me right now we  
10 just need to look for an optimal way where to  
11 move the barn, how to do it all, et cetera, if I  
12 would have assurance that it can be moved, it can  
13 be 3 months, 5 months, 6 months, however long it  
14 would take as long as you would give me an end  
15 date. If you tell me at the end of that  
16 investigation I'm sitting again at the same  
17 position that, oh, no, no, we can't get rid of it  
18 or we can't move it or whatever, you have to  
19 leave it, that would significantly change my  
20 approach though, unfortunately.

21 CHAIR ELMORE: Marguerite, go ahead.

22 MARGUERITE CARNELL: I have a question  
23 for Mr. Daub as well. With his comments today I  
24 have not heard willingness on the part of Mr.  
25 Daub and Mrs. Daub to consider keeping the barn

1 where it is and exploring the options for finding  
2 a use for it. And so my question is that  
3 something that the Daubs are willing to entertain  
4 and explore during an extended period, you know,  
5 to be determined. Is that something that they  
6 are willing to explore in, you know, 3 months or  
7 six months period that Sara is proposing perhaps?

8 PETER DAUB: Yeah, that's a good  
9 question. Again, Peter Daub here. Good question  
10 as well. We did think, as I mentioned that  
11 earlier, on how and if we could use the barn for  
12 anything. But again keep in mind and I know all  
13 the sentiments, I hear all the stuff from the  
14 town which we are in an unfortunate position, but  
15 anyway, we could not see this humongous building  
16 being used. I mean I'm building a residential  
17 home, we are a retired couple, I'm not running a  
18 business there. There's no way I can do any  
19 farming and quite frankly I don't want to rent it  
20 out to people who are constantly moving in and  
21 out by my home, over my backyard fundamentally,  
22 because all the entrances are from the side.

23 Plus it would need significant rehab  
24 before I could do it commercially because this  
25 building has leaks like you guys said in the



1 report. It would need some structural  
2 investigation probably still, a number of things  
3 were mentioned.

4 So honestly I just don't see it, what I  
5 could do with it in that context. And again I  
6 can only come back to the setting of the whole  
7 thing is changing if I put a home in front of it  
8 regardless. So I think we need to figure out are  
9 we saving the barn or are we saving picture  
10 perfect views from North Main. Two different  
11 things but they can easily end up in the same  
12 spot and get mixed.

13 CHAIR ELMORE: Yes, Walter.

14 WALTER WOODWARD: Yeah, I mean I think  
15 the answer to this question you've just given in  
16 a form, but I'm going to ask it explicitly. Are  
17 you under no circumstances would you voluntarily  
18 consider keeping the barn on the property, Mr.  
19 Daub?

20 MR. DAUB: To be honest at this point  
21 in time with all sorts of uncertainties from my  
22 point of view connected to that I can't really  
23 answer this hypothetical there. I mean I think  
24 I've given you as much as I can. I'm open for  
25 figuring out what we can do but I cannot put in a

1 home there and then end up having the barn and  
2 then maybe somebody decides, oh, you need to  
3 repair it and maybe there's an environmental  
4 hazard, you need to point this thing and do  
5 whatever. That cannot happen. So we would need  
6 to look at that a little bit more comprehensively  
7 before I can really answer that question.

8 WALTER WOODWARD: But I certainly  
9 understand the position you're in and like many  
10 people I empathize with the place that you found  
11 yourself in. I think, I can't speak for others,  
12 my decision as a commissioner on this motion  
13 would be based on your openness to consider  
14 keeping the barn in situ on the property under  
15 some circumstances, and I understand you can't --  
16 that's not something you could commit to but if  
17 it's something that you would not entertain I  
18 think that's a factor in thinking this through.

19 CHAIR ELMORE: Yes, Margaret -- sorry.

20 PETER DAUB: Was that an additional  
21 question or no?

22 MARGARET FABER: Yes, so my question  
23 is, you know, you had mentioned that your  
24 daughter in town is involved in farming and so my  
25 question is is there any use that your family

1 could put to the barn?

2 PETER DAUB: Thank you, that's a very  
3 good question and that is one of the things we  
4 definitely entertained. Even with them the barn  
5 is pretty large so we kind of got stuck on  
6 monetary questions and they actually have a bit  
7 of a question as well, how would they use it?  
8 But if you want to hear more I believe my  
9 daughter is still on the line. She was listening  
10 in. She can talk to that. They investigated to  
11 move it to their property and I understood from  
12 Todd that that as not even an option, but we did  
13 think about that.

14 ANNA-KRISTIN DAUB-MURPHY: Hi, this is  
15 Anna-Kristin. Can everyone hear me?

16 CHAIR ELMORE: Yes, Anna, go ahead.

17 ANNA-KRISINT DAUB-MURPHY: And I  
18 apologize if you hear background noise. I have  
19 my young daughter near me so you might hear her  
20 pipe in, but I contacted -- so after the  
21 commission gave approval to move the barn I  
22 contacted a business that specializes in moving  
23 historic barns and I got a quote from them to  
24 dismantle it, they would tag all the pieces and  
25 reconstruct it on our property, and where we kind

1 of got stuck with that was they had quoted us  
2 \$58,000 just to take down all the pieces, tag  
3 them and rebuild the frame only, and then we  
4 would have to pay for the machinery to do all of  
5 that, the foundation, new siding and a new roof.  
6 And then at some point after that I think my  
7 parents had touched base with Todd and he kind of  
8 from the get-go had said it was not an option to  
9 move it to our property so we didn't explore that  
10 any further.

11 We also had considered if it as  
12 possible to change the size. We do not farm  
13 tobacco, we have a diversified farm here and so  
14 we thought about if there was a way to keep the  
15 kind of sentiment of a tobacco barn but maybe at  
16 a smaller scale just looking at like maintenance,  
17 we do all the maintenance on our farm by  
18 ourselves and we don't have equipment to even go  
19 on the roof of a structure like that to maintain  
20 it.

21 I'm happy to answer any more questions  
22 if anyone has any for me.

23 CHAIR ELMORE: Thank you.

24 Sara, you had a question?

25 SARA NELSON: It's not a question for

1 Anna-Kristin but it's a question for Todd and for  
2 Stacey. What are the available grant funds for  
3 barn agricultural buildings that are currently  
4 available to the Daubs these days?

5 TODD LEVINE: This is Todd. So the  
6 only program potentially for the tobacco shed  
7 could be potentially the historical home tax  
8 credit. I don't know if it would qualify because  
9 generally in the past at least it's always been  
10 explained to me that there's got to be some level  
11 of component to a main house for an outbuilding  
12 to be able to take advantage of the historic home  
13 tax credit, and there's no house on this site.  
14 I'm not sure if it would be possible to use it.  
15 It might be because it's the only remaining  
16 historic building on this parcel, we could look  
17 into that, but besides that there are zero other  
18 funding opportunities through grants, through our  
19 office or any others as far as I know because,  
20 you know, Peter Daub is a private citizen, not a  
21 nonprofit or a municipality.

22 But I also have had the hand up too,  
23 Tom, if I can address --

24 CHAIR ELMORE: I want to hear from  
25 Stacey first and then we'll come back to you,

1           Todd.

2                       STACEY VAIRO:  Sorry, Todd.  Just  
3           quickly, this is Stacey Vairo, we would be  
4           willing through Preservation Connecticut, there  
5           are -- and Todd's correct, there are no  
6           preservation-related grants, but there are grants  
7           available through potentially the USDA and some  
8           of their programs, so we would be more than  
9           willing to work with them to see if there were  
10          any options even outside the realm of  
11          preservation to help them with this effort.  You  
12          know, no guarantees of course but we would be  
13          more than happy to work with them to try to find  
14          some solution.

15                      CHAIR ELMORE:  And Stacey, are those  
16          grants contingent upon the tobacco shed staying  
17          in situ?

18                      STACEY VAIRO:  They don't have anything  
19          to do with preservation or, you know -- they're  
20          simply USDA grants so they don't really take into  
21          consideration these issues.

22                      CHAIR ELMORE:  Okay.  Todd, you had a  
23          question?

24                      TODD LEVINE:  No, but I did want to  
25          address a couple things that were said a couple

1 times here and Mr. Daub had said that, you know,  
2 I immediately said moving it was out of the  
3 question. No, what I said is if you move the  
4 building within the district there is a process  
5 that could be followed to keep it listed. But  
6 moving it outside of the district which is where  
7 his daughter's farm is would not be an option  
8 because it's no longer in the district, it loses  
9 its context by the definition of the National  
10 Park Service.

11 So we did talk about moving it but the  
12 move would have to be within the district and  
13 with a process with the National Park Service in  
14 our office to keep it listed. So, I just wanted  
15 to clarify that point. It wasn't like no, you  
16 can't move it. There was more qualifiers to  
17 that.

18 CHAIR ELMORE: Thank you, Todd.

19 PETER DAUB: Yeah, I thought that. I  
20 meant moving to Kristin's farm, yep.

21 CHAIR ELMORE: All right. Any other  
22 questions?

23 So Mr. Daub, before we proceed based on  
24 the conversations that we've had today and  
25 specifically Water Woodward's question about

1 keeping the barn and your answer, this Council  
2 cannot give you a commitment that if we delay  
3 that an option to relocate the barn other than  
4 what Todd just said, within the district, we  
5 don't have that within our power.

6 If we were to delay this would you  
7 entertain the discussion of working with Todd to  
8 possibly finding a site within the district for  
9 the barn? I mean it's going to require another  
10 property owner whether it be public or private  
11 for that, but the Council wants to work with you.  
12 We don't want to be so heavy-handed that, you  
13 know, you're not interested in moving to  
14 Suffield. Would that be an option for you, would  
15 you consider that? And I can't tell you how long  
16 that would take either.

17 PETER DAUB: Sorry can you repeat the  
18 last piece again? Somebody started talking.

19 CHAIR ELMORE: There's no way for  
20 myself as Chair of this Council or the Council  
21 members to say how long that process might be to  
22 find an appropriate site to relocate the barn.  
23 But until Todd said that, you know, I don't think  
24 we realized that that was an option for you.

25 PETER DAUB: I am definitely ready to



1 do anything which works. What I can't really do  
2 is start building which I really want to do soon  
3 and knowing that I work with (indiscernible)  
4 hindrances. I know there's a huge sentiment in  
5 the town about this thing, so I would need at  
6 least somewhat of an assurance that we will look  
7 at this thing. But if it doesn't pan out that we  
8 come up with something else which is reasonable,  
9 and I just have difficulty seeing that. And  
10 especially now hearing that there are limited  
11 funds available. I mean I cannot really have a  
12 move or whatever this (indiscernible), I'm  
13 planning to build a home which is already a  
14 significant investment.

15 CHAIR ELMORE: Okay.

16 PETER DAUB: But there's always ways to  
17 get around things, most often they end of with  
18 finances as well. So if there are creative  
19 solutions I am absolutely willing to entertain  
20 that at least for another month or maybe two.  
21 And we'll probably be in Suffield in a couple  
22 weeks so there can be meetings, there can be  
23 discussions. And the piece which had puzzled me  
24 quite a bit is that this group, and maybe this is  
25 just inherent, this group has not really got

1 together with the Historic District Commission,  
2 at least it seems, I didn't see that anywhere in  
3 the (indiscernible), and kind of talk this thing  
4 through. I cannot really facilitate that from a  
5 distance but I'm surprised that did not happen,  
6 if it didn't.

7 CHAIR ELMORE: No, we do not have those  
8 conversations.

9 PETER DAUB: (Audio skip) unlimited  
10 delay.

11 CHAIR ELMORE: Yes, Margaret.

12 MARGARET FABER: So I just was a little  
13 bit still unclear about David Goslin's solution,  
14 potential solution. And did Mr. Daub -- he  
15 wasn't in favor of that solution because the view  
16 wouldn't be optimal from his new residence; is  
17 that correct?

18 PETER DAUB: Actually in my mind the  
19 position of the home shouldn't really play into  
20 this thing. I'm not planning to put the home  
21 where the barn is so technically I could put that  
22 home and it sits there. My argument is I cannot  
23 use the barn. It is humongous in size in  
24 comparison to the home on a not small but  
25 relatively small site. So I don't think this

1 argument about moving the home, as simple as it  
2 sounds, it may be easy, makes any difference to  
3 the whole process in my mind.

4 MARGARET FABER: So, you know, what  
5 we're charged with doing is determining if there  
6 are any feasible or prudent alternatives to  
7 demolition and that's pretty much the extent of  
8 what we're supposed to be considering. So just a  
9 reminder of that. Thanks.

10 CHAIR ELMORE: Thank you, Margaret.  
11 So I have a -- yes, Walter, go ahead.

12 WALTER WOODWARD: Just very quickly.  
13 I'm thinking this through and I understand the  
14 dilemma here, but it strikes me that the person  
15 who would be, who has ultimately has the best  
16 interest in solving this problem for all parties  
17 involved would be the developer. And I wonder if  
18 it would make sense to do a 30-day delay so Todd  
19 and Mr. Daub and the developer could work  
20 together to see if there is a solution that  
21 actually does become the win/win that is  
22 everyone's desire here. Otherwise we're going to  
23 vote and, you know, kind of call an issue one way  
24 or another that I think we'd like to see  
25 resolved. So I'm just thinking out loud and I'm

1 done.

2 CHAIR ELMORE: So and that leads to my  
3 question for Sara, Stacey and Todd. Based on  
4 what Walter was just saying, and that's exactly  
5 what I was thinking, do you think that either a  
6 delay or a referral could help Mr. Daub find a --  
7 or to do this to find a site within the district  
8 as an option so it is a win/win? And I know it's  
9 a really open ended question but I felt I needed  
10 to ask it.

11 TODD LEVINE: Yeah, this is Todd Levine  
12 again. To answer that I want to ask Mr. Daub a  
13 question.

14 Mr. Daub, unless I misunderstand, you  
15 say there is no scenario in which you want to  
16 keep the tobacco shed in situ, correct?

17 PETER DAUB: That's my desire, Todd,  
18 like I always said along the way. If you would  
19 basically say okay, let's -- it has to be  
20 rehabbed, we know that. If you want to reduce  
21 this thing to like quarter of the size, take it  
22 all proportionally down, maybe that could be an  
23 option. If somebody says some financial  
24 compensation for keeping that, maybe that's an  
25 option. But unless those things come into play I

1 cannot sit here and say I'm okay with that.

2           Otherwise, yeah, if we want to spend  
3 two intense weeks on the phone, in meetings,  
4 whatever, figure out if we can move it or if we  
5 can do a solution, something like that, I'm still  
6 open to that like I said.

7           TODD LEVINE: Right. So just I wanted  
8 to clarify this because we've had a number of  
9 discussions about these things. You know, there  
10 is no financial assistance for moving the shed or  
11 dismantling it or rebuilding it within the  
12 district or outside of district at all. There is  
13 no scenario for that. So any move would have to  
14 come from you.

15           And the only way the tax credit would  
16 potentially be open to you is if you kept the  
17 entirety of the shed. So if you wanted to reduce  
18 a number of those bays though it's not so onerous  
19 to keep, then that would close the door tightly  
20 to any other financial assistance. The only  
21 possible way, and again I don't even know if it's  
22 possible because it's an outbuilding, that tax  
23 credits could be used would be if you keep the  
24 entire thing.

25           So I think I understand what Tom is

1 asking. He's trying to get some level of  
2 clarification, is there a potential solution by  
3 us showing down and continuing this conversation.  
4 But what I'm hearing is you're not open to  
5 keeping unless you can reduce it, right? Is that  
6 correct? If you reduce the level of it would you  
7 be open to keeping it in situ?

8 PETER DAUB: If I -- honestly if I have  
9 to pay for that, and you heard how really  
10 properly dismantling and shrinking and whatever,  
11 what that costs, I think the answer has to be no  
12 because that is something which I openly I went  
13 into this process with an okay from the local  
14 commission, so I bought the property with that  
15 understanding. You need to understand that. So  
16 you could think -- I know there was a successful  
17 petition, if the petition was let's save the  
18 barn, let's all chip in and move it to the center  
19 of town, something like that. I mean I  
20 financially I cannot do that.

21 TODD LEVINE: Thank you. I just wanted  
22 that clarification because I don't see, you know,  
23 with all due respect, a solution. You know,  
24 waiting to have these discussions further if it's  
25 not something that your open to is a waste of

1 time.

2 CHAIR ELMORE: All right. Marguerite?

3 PETER DAUB: (Indiscernible), sorry.

4 (Indiscernible crosstalk.)

5 MARGUERITE CARNELL: Is there anybody  
6 at SHPO that's on the call who might be able to  
7 settle the matter of whether not historical home  
8 tax credits could be used for this barn?

9 TODD LEVINE: You know, Julie runs the  
10 program, she's not on I don't think. Julie, are  
11 you on? No.

12 MARGUERITE CARNELL: It appears that  
13 she is but I don't know.

14 TODD LEVINE: But at best it's 30  
15 percent of eligible costs. So if it costs  
16 \$100,000 it would be \$30,000 for that, it you  
17 would be -- and I think you have to put the  
18 building back in service -- oh, Erin  
19 (indiscernible), I'm sorry. Thank you, Liz.  
20 Erin, is Erin on?

21 ERIN FINK: Yep, I'm on. So unless  
22 there's work being done to the main house the  
23 homeowner isn't eligible to use the tax credit  
24 program. And because there's not a home on the  
25 site I don't believe that the program is the

1 right fit but I can go back to the regs and take  
2 a look.

3 MARGUERITE CARNELL: Thank you for the  
4 clarification.

5 PETER DAUB: I do want to make sure  
6 that my (audio skip) and could you say that again  
7 for the record. So if there was a petition,  
8 because everybody shows a lot of sentimental  
9 interest, could there be a funding process being  
10 initiated through town?

11 TODD LEVINE: It's Todd Levine again.  
12 I would add that you can do anything. If you  
13 wanted to try to do that absolutely you could. A  
14 Go Fund Me or whatever, but it would be your  
15 responsibility, it's not SHPO's responsibility or  
16 the municipality's responsibility. Thank you.

17 CHAIR ELMORE: Any other questions or  
18 comments from Council members or staff or the  
19 public? Yes, Sara.

20 SARA NELSON: This may seem like the  
21 horse is already out of the barn. It's a  
22 question for the Daubs again and I keep going  
23 back to the information that you really weren't  
24 told by the developer. If the developer had  
25 disclosed that the barn needed to preserved on



1 site, would you have purchased this parcel or  
2 would you have purchased some other parcel that  
3 they had available to them?

4 PETER DAUB: I honestly -- I mean it's  
5 a good question from your side but it's a  
6 hypothetical type thing where I don't like to  
7 really respond to it, but the fact that I was  
8 hesitant until we had this meeting before I even  
9 closed on the property may tell you something.  
10 Maybe I would have thought about it. We really  
11 liked the neighborhood so that's why I'm going  
12 through all of this process. I really like it, I  
13 really like the views there. I just have a  
14 problem and I'm actually really surprised to hear  
15 that there's funding but you are asking of me to  
16 take the whole burden on this thing again after  
17 there was a vote in town officially,  
18 democratically as far as I'm concerned, to be  
19 okay with what I want to do.

20 SARA NELSON: I think there's a  
21 fundamental bifurcation between the Historic  
22 District Commission and their vote and the whole  
23 review of the National Register property in the  
24 subdivision. They're sort of two separate  
25 entities in paths and that's why this particular

1 parcel with this barn, it is under this level of  
2 review subsequent to the Historic District  
3 Commission.

4 LEAH GLASER: This is Leah Glaser.  
5 There's just a couple comments in the chat box  
6 about trying to see it should be the developer's  
7 responsibility to help fund this especially  
8 considering that maybe some of the confusion is  
9 on the developer. I'm looking, there's lots of  
10 big questions that haven't been addressed yet in  
11 terms of that.

12 CHAIR ELMORE: Leah, I think those are  
13 valid questions. Unfortunately we can't discuss  
14 that because the developer is not with us today.

15 Christine, you had a question?

16 CHRISTINE NELSON: Just to reiterate  
17 more clearly of what I think Todd has said a few  
18 times is that it's the property owner's  
19 responsibility to present a feasible and prudent  
20 alternative to the demolition that the  
21 destruction of the resource that is proposed.  
22 And all our suggestions are really kindnesses.  
23 We're trying to help out. But again the  
24 responsibility of it goes back to the owner and  
25 if the owner wants to take it up with the

1 developer we can only encourage that as  
2 commission members but we can't take on that  
3 responsibility ourselves.

4 CHAIR ELMORE: Right. Okay. So I  
5 think moving the meeting forward, Council  
6 members, having heard all the presentations and  
7 the discussions, is there any additional  
8 information you would require in order to make an  
9 informed decision about this motion? Do you feel  
10 that there is a feasible and prudent alternative  
11 to demolition?

12 MARGUERITE CARNELL: I feel that I have  
13 the information that I need. I feel like there  
14 has been discussion of prudent and feasible  
15 alternatives but the property owner does not seem  
16 amenable to them.

17 CHAIR ELMORE: Okay. Any other  
18 comments?

19 All right. So I think given the  
20 discussion and the comments from Mr. Daub, I  
21 guess I'd like to take a vote to defer this to  
22 the -- or to refer this to the Office of the  
23 Attorney General.

24 So Council members, do you feel you  
25 have sufficient information to vote to refer the

1 matter to the Office of the Attorney General to  
2 prevent the unreasonable destruction of this  
3 historic property? I'll take a rollcall vote.

4 So this is to refer to the Attorney  
5 General. Beth Burgess?

6 BETH BURGESS: Aye.

7 CHAIR ELMORE: Marguerite Carnell.

8 MARGUERITE CARNELL: Aye.

9 CHAIR ELMORE: I will abstain.

10 Margaret Faber.

11 MARGARET FABER: Aye.

12 CHAIR ELMORE: Leah Glaser.

13 LEAH GLASER: Aye.

14 CHAIR ELMORE: Kathy -- sorry. I have  
15 the wrong -- hang on a second. I'm going to  
16 screw this up.

17 Paul Butkus.

18 PAUL BUTKUS: Aye.

19 CHAIR ELMORE: Christine Nelson.

20 CHRISTINE NELSON: Aye.

21 CHAIR ELMORE: Sara Nelson.

22 SARA NELSON: Aye.

23 CHAIR ELMORE: Sarah Sportman.

24 SARAH SPORTMAN: Aye.

25 CHAIR ELMORE: And Walter Woodward.

1                   WALTER WOODWARD:  Aye.

2                   CHAIR ELMORE:  Given my debacle here in  
3 my list did I forget any Council members?  Okay.

4                   So given the vote the Council has  
5 passed the motion to refer this to the Attorney  
6 General's Office.

7                   Mr. Daub, Todd Levine is the staff  
8 liaison as you know, will follow up with you to  
9 review the next steps and to outline the process  
10 of moving forward.

11                   So that concludes out meeting today.  
12 I'd like to thank everybody for their  
13 participation, their comments, their input from  
14 the property owners, the Daubs, Council members  
15 and members of the public as well as staff.

16                   If there's no further business or  
17 objection I'd like to have a motion to adjourn  
18 the meeting.

19                   Sara?

20                   SARA NELSON:  Chair Nelson,  
21 (Indiscernible).

22                   CHAIR ELMORE:  A second on the motion?

23                   WALTER WOODWARD:  I will.  Walt.

24                   JONATHAN KINNEY:  This is Jonathan,  
25 sorry to interrupt.  Before you adjourn there are

1 other items, the reports for SHPO, do you want to  
2 move those to the May 18<sup>th</sup> meeting? Because this  
3 is our regularly scheduled meeting.

4 CHAIR ELMORE: Yes, I would, if that's  
5 okay.

6 JONATHAN KINNEY: That's fine with me.

7 CHAIR ELMORE: Thank you.

8 So then our rollcall vote to adjourn  
9 the meeting. I've got the wrong list again.

10 SARA NELSON: Point of order.

11 CHAIR ELMORE: Yes.

12 SARA NELSON: We should make a motion  
13 to table the remaining items on our published  
14 agenda to the May 18<sup>th</sup> meeting, and I'm making the  
15 motion to do that.

16 CHRISTINE NELSON: So moved. I meant  
17 second.

18 CHAIR ELMORE: Yep, that's fine. Thank  
19 you. Okay, thank you, Sara.

20 So Beth Burgess?

21 BETH BURGESS: Is this for the tabling?

22 CHAIR ELMORE: Yes.

23 BETH BURGESS: Yes. Aye.

24 CHAIR ELMORE: Paul Butkus?

25 PAUL BUTKUS: Aye.

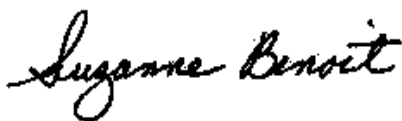
1 CHAIR ELMORE: Marguerite Carnell.  
2 SARA NELSON: Muted.  
3 CHAIR ELMORE: I will come back to her.  
4 I will abstain.  
5 Margaret Faber.  
6 MARGARET FABER: Aye.  
7 CHAIR ELMORE: Leah Glaser.  
8 LEAH GLASER: Aye.  
9 CHAIR ELMORE: Christine Nelson.  
10 CHRISTINE NELSON: Aye.  
11 CHAIR ELMORE: Sara Nelson.  
12 SARA NELSON: Aye.  
13 CHAIR ELMORE: Sarah Sportman.  
14 SARAH SPORTMAN: Aye.  
15 CHAIR ELMORE: And Walter Woodward.  
16 WALTER WOODWARD: Aye.  
17 CHAIR ELMORE: Very good. And now a  
18 motion -- we have the motion to adjourn the  
19 meeting unless there's other business that needs  
20 to be attended to. All right. To adjourn the  
21 meeting.  
22 Beth Burgess.  
23 BETH BURGESS: Aye.  
24 CHAIR ELMORE: Paul Butkus?  
25 PAUL BUTKUS: Aye.

1 CHAIR ELMORE: Marguerite Carnell.  
2 MARGUERITE CARNELL: Aye.  
3 CHAIR ELMORE: I will abstain.  
4 Margaret Faber.  
5 MARGARET FABER: Aye.  
6 CHAIR ELMORE: Leah Glaser.  
7 LEAH GLASER: Aye.  
8 CHAIR ELMORE: Christine Nelson.  
9 CHRISTINE NELSON: Aye.  
10 CHAIR ELMORE: Sara Nelson.  
11 SARA NELSON: Aye.  
12 CHAIR ELMORE: Sarah Sportman.  
13 SARAH SPORTMAN: Aye.  
14 CHAIR ELMORE: And Walter Woodward.  
15 WALTER WOODWARD: Aye.  
16 CHAIR ELMORE: Very good. Motion is  
17 adjourned. Thank you everybody for your input.  
18 Thank you everybody.  
19 (Proceedings concluded.)  
20  
21  
22  
23  
24  
25



CERTIFICATE

I hereby certify that the foregoing 96 pages are a complete and accurate transcription to the best of my ability of the electronic recording of the HISTORIC PRESERVATION COUNCIL MEETING held before Thomas Elmore, Chair, via Zoom Videoconference connection on May 4, 2022.



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Suzanne Benoit, Transcriber

Date: 05/26/2022