

**HISTORIC PRESERVATION COUNCIL MEETING  
STATE HISTORIC PRESERVATION OFFICE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
Wednesday, November 8, 2023 @ 9:30 am**

**Virtual Meeting via ZOOM**

**MEETING**

**Council:** Ms. Elizabeth Acly, Vice-Chairman Paul Butkus, Ms. Marguerite Carnell, Mr. Thomas Elmore, Dr. Leah Glaser, Dr. Andy Horowitz, Ms. Sara Nelson, Ms. Deanna Rhodes, and Dr. Sarah Sportman

**Absent:** Ms. Vincencia Adusei, Ms. Elizabeth Burgess

**Staff:** Mr. Cory Atkinson, Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Ms. Deborah Gaston, Ms. Elizabeth Shapiro and Ms. Marena Wisniewski

**Guests:** Mr. and Mrs. Morelli – property owners, Mr. Brian Tetreault, Mr. John Russo, Mr. Jonathan Mullen, Ms. Kathy Perry, Mr. John Bashaw, Mr. Nicholas Kepple, Mr. Daniel Drainville, Ms. Chelsea McCallum, Ms. Nina Peck - Architect, Mr. Brad Schide – Preservation CT, Ms. Dormi Anders, Mr. Matt Farelli, Mr. Francis Hogan Stephan, Mr. Nick Kepple – Town of Waterford 1<sup>st</sup> Selectman, Ms. Susan Percy, Atty. Mary Jo Andrews

**I. Call to Order**

The meeting was called to order at 9:34 a.m.

**II. Review of Public Comment Procedures**

Vice-Chairman Butkus read aloud the Review of Public Comment Procedures

**III. Code of Conduct/Conflict of Interest**

Vice-Chairman Butkus read aloud the Code of Conduct/Conflict of Interest and asked if there were any conflicts with staff members or Council.

There were none.

**IX. Threatened Properties – Todd Levine**

a. 80 Shore Road, Waterford, CT

*On a motion by Ms. Nelson, second by Ms. Carnell, this item was brought to the table for discussion.*

Mr. Todd Levine presented this item. There is a demolition delay of 60 days. It's a 30 day delay plus an additional 30 days if someone objects. Objections were received and the extra 30 days extends the delay until November 26. Swift action must be taken to ensure

the opportunity for a discussion, for a potential referral to the Attorney General's office, and, if it is referred for the Office of the Attorney General, to have enough time to prepare a temporary injunction.

The structural integrity of the existing site is not in question because the house was lived in very recently, as in two or three months ago. Mr. Levine has spoken to the owner, and he is not claiming that it is structurally deficient. There is not enough time for Crosskey Architects to come take a look at the feasibility of adaptively reusing the site. It's a single-family home and could continue to be a single-family home. Maintaining the home in its current use fits the definition of a feasible alternative.

Several people addressed the Council:

- Mr. and Mrs. Morrelli - Owners
- Ms. Nina Peck – Owners' Architect
- Mr. Brad Schide – Preservation CT
- Mr. Dormi Anders – Resident of the Historic District
- Mr. Matt Farelli – In favor
- Mr. Nick Kepple – Town of Waterford – 1<sup>st</sup> Selectman
- Ms. Susan Percy
- Ms. Mary Jo Andrews – Attorney
- Ms. Marguerite Carnell – In favor

*The Council voted to refer the matter to the Office of the Attorney General. A letter will be sent from SHPO to the OAG regarding next steps to pursue an injunction.*

*(Y-8, N-0, Abstaining-1, Absent-2, Recused-0) (Roll call vote)*

## **XVII. Adjournment**

*On a motion by Ms. Nelson, second by Ms. Rhodes, the meeting was adjourned at 11:29 a.m.*

***Next regularly scheduled Council meeting:  
Wednesday December 6, 2023 – Hybrid Format***