

TO: P & Z  
FROM: HDPC  
DATE: June 22, 2019  
RE: Comments on POCD Draft dated May 7, 2019

**Pg 17 Historic and Scenic Resources - Map**

Map of Wilton's Historic Districts: Please note: There IS NO HD#7. There is HD#6 and #6 Extension, both in Georgetown.

**Pg 38 Goal 4**

List of Historic Districts: Please note: There IS NO HD#7. There is HD#6 and #6 Extension, both in Georgetown.

There is a box with definitions, please add HRI (Historic Resource Inventory) to the list, as it is referred to frequently:

**Historic Resources Inventories**

Historic Resources Inventories create detailed records of historic buildings, sites, structures and/or objects within a defined geographical area, or multiple resources related to a theme, throughout the state. These documents are based on archival research, field work and photography. Wilton's HRIs, done in 1989 and 2018, document approximately 470 significant structures, and are often referred to as Historic House Surveys.

**Pg 40 (Goal 4)**

Bullet #4: The HDC thinks that this particular bullet overstates what occurred regarding the possible Bald Hill HD. The attempt to begin the historic district process was ended before it really began. This bullet point implies that the entire approval process for a Local Historic District, from study group, to state approval to neighborhood approval, stopping short of town approval -- all happened. There would have been much education along the way, which was curtailed.

Suggest that references to Bald Hill be deleted. Consider:

The importance of historic buildings and districts, both visually to save the town's character, and, for those in LHDs, their actual market value, needs to be better communicated to owners and realtors. Value of buildings in historic districts tends to be higher as their neighborhoods are more stable. Regulatory and policy incentives may help this process.

**Pg 41 (Goal 4)**

Bullet #3: This is a misstatement of what the HRI is, and how it can be used. The HRI is a fairly static database, a "snapshot" of a property when it was documented in 1989 or 2018, and is not in any way a "real time" inventory, as this bullet states. It does not generally reflect the changing conditions of a building, although a note is made if a structure is demolished. The HRI therefore can be used to research those buildings that have been demolished, but the HRI cannot designate structures that are *proposed*

for development or demolition *or at risk of neglect*. Boards and Commissions should refer to the HRI and state and national lists for information about Wilton's historic structures.

Bullet #9: Why is Blight a bullet point on these pages, which are focused on historic structures? It implies that it is primarily historic structures which suffer from blight, when this is not necessarily the case. Suggest that Blight be removed from this section, and relocated to another – perhaps Built Environment?

**Pg 54 (Human and Economic Development) 3.1**

Bullet #2 Include Wilton's character (landscape, historic structures, stone walls, trees) in the marketing of the town to businesses.

**Pg 110**

Revise item 4.1.3 to reflect that the HRI functions as a database, not a real-time inventory, per Pg 41, bullet #3

**Pg 111**

Revise item 4.1.9 regarding blight to place HDPC last in the Support Entities, rather than first.