

NORWICH HISTORIC DISTRICT COMMISSION
Minutes of the January 21, 2026
Regular Meeting
Hybrid via ZOOM & Room 319, City Hall
100 Broadway, Norwich, CT
5:30PM

Members Present:

Regan Miner (Chairperson)
Tyler Booth
Edward Aberbach (ZOOM)
Dayne Rugh
Sean Edgecomb (ZOOM)
Gregory Johnson (ZOOM)

Members Absent: Meghan Campbell and Nancy O'Neil

Guests: William Durrand (ZOOM)

I. Public Meeting

The public meeting was convened at 5:30 pm. Regan Miner delivered instructions and information concerning the meeting. The meeting was then opened to the public hearing at 5:31 pm.

II. Public Hearing

- COA 600 – 2 Mediterranean Lane (Will Durand) –
Alteration/Replacement, Residential Building, Windows

William Durrand stated he was looking to replace his current windows with the previously existing wooden windows that he located in the basement of his home. William Durrand stated the windows would be refurbished by sanding them down, repainting, and replacing any broken glass. Regan Miner stated she met with William to look at the windows in the basement. Regan Miner reiterated that they are wood windows that the previous homeowner removed and replaced with the current non-regulated vinyl windows which were not approved by the Historic District Commission. Regan Miner stated William Durrand was going to replace the windows that were in violation with the original wood windows, which she was unsure of if they were original to the home but noted they were very old. Regan Stated that William Durrand followed up with the city building official and was told to include in any motion that due to the age of the wood windows “compliance with the 2021 IECC Section R501.6 Energy Code would threaten, degrade or destroy the historic form, fabric or function of the

building.” Regan Miner noted that she and the building official mentioned to the applicant that interior storm windows may be beneficial to enhance the energy efficiency of the wood windows. Regan Miner stated that she also discussed glass options with the applicant, who stated he had a glazier he would be working with. Tyler Booth asked how many windows would be replaced. William Durrand responded that all of the windows in the home would be as there were enough wood window frames found to accommodate all that were currently in violation. William Durrand stated he would be meeting with his glass contractor the following week to determine next steps for the project. Edward Aberbach asked what the color of the wood frames would be. William Durrand responded that they would be painted white to compliment the gray outside grate. Regan Miner stated that the wood windows she looked at with the applicant were one-over-one and they discussed options to alter them to six-over-six to be more in-line with the style of the grids in the neighborhood. William Durrand stated he was planning to discuss with the glass contractor if the grids could be implemented.

III. Regular Meeting

The regular meeting was convened at 5:34 pm.

A. Action on COA(s)

- COA 600 – 2 Mediterranean Lane (Will Durand) – *Alteration/Replacement, Residential Building, Windows*

Gregory Johnson made a motion to approve the COA as written and presented. Dayne Rugh seconded. Regan Miner requested that it be stipulated that the muntin grids be six-over-six if possible; the applicant be encouraged to use historic glass if possible; and to note that compliance with the 2021 IECC Section R501.6 Energy Code would threaten, degrade or destroy the historic form, fabric or function of the building.

Regan Miner clarified that the current vinyl windows violate the energy code and were not approved by the Historic District Commission. Additionally, the wood windows likely would not meet energy code requirements either so the building official requested the record state that compliance with the 2021 IECC Section R501.6 Energy Code would threaten, degrade or destroy the historic form, fabric or function of the building.

Regan Miner stated the homeowner could not proceed with their renovation project due to the current window violations that needed to be resolved with the city. Dayne Rugh reviewed a Google Maps view from 2017 for all to see that showed the windows

referred to in the application, which at that time had the two-over-two grids. Discussion ensued regarding the window grids and the commission ultimately agreed the window grids be restored to how they were originally before removal.

Gregory Johnson made an amended motion to approve COA 600 as written and presented, with the note that per the City of Norwich Building Official that compliance with the 2021 IECC Section R501.6 Energy Code would threaten, degrade or destroy the historic form, fabric or function of the building. Dayne Rugh seconded. Sean Edgecomb, Dayne Rugh, Edward Aberbach, Tyler Booth, Gregory Johnson and Regan Miner voted in favor. The motion passed unanimously.

B. Approval of Minutes of the Wednesday December 17, 2025 Regular Meeting Minutes

Tyler Booth made a motion to approve the December 17, 2025 regular meeting minutes as written. Dayne Rugh seconded. Sean Edgecomb, Dayne Rugh, Edward Aberbach, Gregory Johnson, Tyler Booth and Regan Miner voted in favor. The motion passed unanimously.

C. Chairman's Report

Regan Miner thanked Edward Aberbach for viewing the completed chimney at 13 Harland Road, which she reported was rebuilt and appeared to be as it was prior to being demolished without approval. Edward Aberbach asked if any progress was made regarding in-person meeting requirements. Regan Miner stated she had not met with the city manager but did have a brief discussion with the executive assistant. Regan Miner stated that a lengthier discussion needed to occur to confirm that the city ZOOM account could still be used.

D. Old Business

Regan Miner reported that there was no old business to discuss.

E. New Business

Regan Miner reported that there was no new business to discuss.

F. Next Meeting Date: Wednesday February 18, 2026, at 5:30 pm.

G. Adjournment

- Dayne Rugh made a motion to adjourn at 5:54 pm. Sean Edgecomb seconded. Sean Edgecomb, Dayne Rugh, Edward Aberbach, Gregory Johnson, Tyler Booth and Regan Miner voted in favor. The motion passed unanimously.

- Katherine Rose, Recording Secretary