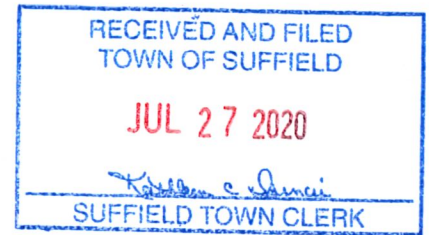


**Historic District Commission Minutes  
July 6, 2020  
Virtual Conference Call**



Chairman Douglas Mayne called The Historic District Commission in conjunction with the design review board (item 4d) meeting to order at 7:30 pm on Monday, July 6, 2020.

Commissioner(s) Scott MacClintic, Bill Moryto, Beth Tracey and Brendan Begley were all present.

Approval of minutes: Commissioner Moryto called for a motion to approve the June meeting minutes as submitted. Commissioner MacClintic seconded the motion. Motion approved unanimously.

Public Comments:

None

Applications for a Certificate of Appropriateness

- a. 541 Mapleton Ave., Proposed Window Replacement.

June meeting recap: proposal to replace (39) triple pane windows with SDL vinyl replacement windows including "Georgian" contour grids. Will also be insulating existing trim (not being replaced)

Chairman Mayne visited the distributor to see the replacement window in person. While the commission would not pick vinyl as first choice, they shared the combined sentiment that the SDL vinyl replacement window shown in the photo is an acceptable replacement.

Commissioner Moryto called for a motion to approve the window replacement project as pictured with SDL as shown in photo. Commissioner Tracey seconded the motion.

Chairman Mayne added to the record as part of the approval that the homeowner will duplicate the existing mullion pattern with the replacement windows. Commissioner Tracey seconded.

The commission unanimously approved.

- b. 30 Bridge St., Proposed Signage Replacement

Commissioner Mayne explained that the sign has been approved in the past; only change is text. Commissioner MacClintic moved to approve the certificate of appropriateness as submitted. Commissioner Moryto seconded the motion.

The application was approved unanimously.

c. 384 South Main St., Proposed Re-roof and Fencing.

Homeowner, Neil Alteri, addressed the commission in regards to adding a fence to the backyard side yard (to exactly match the fence of neighbors to the North: Chestnut Straight Haven Series) and also changing the 3 tab asphalt roof to an architectural asphalt roof.

Commissioner MacClintic stated that the fence is far enough off the road (and also matches the neighbors) that the fact that the fence is vinyl is less of an issue from his perspective. Chairman Mayne and Commissioner Begley agreed with the comment.

Commissioner MacClintic called for a motion to approve the application as submitted. Commissioner Moryto seconded the motion. The motion passes unanimously with no further discussion.

d. 339 South Main St., Proposed Driveway material change (stone dust to ½ inch crushed cobblestone)

Homeowner, Chris Childs, addressed the commission in regards to replacing a stone dust driveway with a ½ inch crushed stone and adding an old street cobblestone portion from the street to the sidewalk and slightly up the driveway.

Commissioner MacClintic asked about the curb cut and the homeowner assured the commission that the curb cut would remain the same.

Commissioner MacClintic called for a motion to approve the application as submitted. Commissioner Moryto seconded the motion. The application was approved unanimously.

e. 13 Bridge St., Garage Replacement and Related Site Improvements for Commercial Use.

Continued review from June meeting:

Owner; Brian Dilascia addressed the commission with a series of requests:

Widen driveway, new garage build and location shift

Homeowner is proposing to widen the driveway past the fence line or mouth and will add green-scape for curb appeal. The original application presented in June has been modified based upon initial input from the HDC.

Commissioner MacClintic commented that he was happy with the revised plan which eliminates making the curb cut more aggressive.

Chairman Mayne questioned the asphalt add-on along the east face of the garage.

Mr. Dilascia proposed moving the garage over 11 feet and using the paved portion for more potential parking. Currently there is 6" from garage to fence line. Homeowner is looking to relocate the garage closer to the house.

Commissioner Tracey asked about cars- anticipated guests or boutique shoppers?

Mr. Dilascia replied that the drawings demonstrate 8 spots plus 2 spots in the garage.

Commissioner Tracy indicated concern that the last car seems to be tight- asked if one space was dedicated as a handicap spot.

There was discussion amongst the commission and the commission determined that the parking lot discussion is subject to zoning and not part of HDC purview and the concern sits more with the amount of asphalt being added.

Current garage 32' x 22' against the fence line  
Homeowner would like to:

1. Rebuild the garage with the same historic materials and colors in the exact footprint; slightly taller with a dormer.
2. Slide the new garage 11 feet closer to the house, asking to make the garage larger (standard 3 car garage size).
3. Move the garage forward so the garage entrance lines up with home entrance.
4. Add a covered walkway in between the house and the garage.

Looking to use one of the garage bays as a women's boutique

Commissioner Mayne stated the commission can speak to the structure and the appearance and zoning will have to speak to the movement of the structure.

Bill Hawkins, Director of Planning and Development, shared that he has talked to the homeowner and spoke to the movement of the garage, breezeway, parking spaces are all OK from zoning perspective ; questioned if George Fields is present.

Chairman Mayne asked to look at the breezeway image again- the image looks awkward. The height of the proposed garage – changing by a foot would allow for the breezeway and the garage to be connected on the same plane.

Mr. Dilascia suggested eliminating the breezeway. Proposed the question, apply without breezeway?

Commissioner Tracey suggested possibly having the height of the garage align with the eave height of the existing house.

Mr. Dilascia indicated that the actual dimensions of the home were not mapped out on the drawings, only the new proposed garage was shown with heights.

Chairman Mayne stated that from an aesthetic point of view, the garage looks top heavy over the doors- lower would be better – alignment with the house would be best without making the garage taller than shown.

Mr. Dilascia indicated that he will work with height restriction of the garage based upon zoning.

There was additional discussion amongst the historical commission.

Chairman Mayne indicated that he was uncomfortable approving breezeway with too many unknowns.

There was additional discussion in regards to a window vs. two door in the 3<sup>rd</sup> bay (shop space).

A question regarding the lights over the garage doors was asked by a member of the Design Review Board.

Ted Flanders commented that there is a 2 exit requirement. Need an exit out of the boutique that is separate from the garage door.

Commissioner Begley shared that he liked what is presented. With the size of the building and expense- be sure the height is appropriate with the time and expense of the project. Commissioner Begley shared that he had no problem with what is being presented.

Commissioner Begley called for a motion to approve the application as presented in a multiphase approach.

Chairman Mayne supports approving the garage and footprint based on page 1 plan and also space 7 & 8 in the driveway are recommended to be handicapped.

Commissioner Begley called for a motion to approve the application as presented to include- parking lot change, the larger garage, the movement of the garage; closer the Lily House (north and west) to be built as proposed (35' 4" x 23' 4"). Commissioner MacClintic seconded the motion.

Chairman Mayne called for an amendment to the motion by adding: the approval does not include the breezeway, a front door to be replaced with a window or an additional door to be added to the east side of the garage.

3<sup>rd</sup> bay approved in concept- will approve at subsequent meeting with sample.

Can release approval for garage structure along with framing but will need to see final window selection.

Ted Flanders suggested that the homeowner frame opening like garage door; you would add windows and doors as wanted – once decided would present to the HDC at that point.

The amended motion was seconded by Commissioner MacClintic. The motion was approved unanimously by the HDC.

Bill Hawkens commented that both the HDC and Design Review board decided to have a joint meeting so that both could discuss and approve.

Ray Wilcox made a motion to approve the application as presented that has been reviewed by the HDC as an acceptable plan. The Design Review board approves as submitted and discussed by the HDC. Bob Borg seconded the motion. The Review Design Board approved unanimously.

Jen Rodriguez from the RDB asked for clarity around the decision around parking. Bill Hawkens explained that it would be decided by planning and zoning.

Commissioner Moryto called for a motioned to adjourn. Commissioner MacClintic seconded the motion.

Meeting adjourned at approx. 8:57. p.m.

Respectfully submitted

Melinda Plourde

*These minutes are not official until accepted at a subsequent meeting.*