

Historic District Commission Minutes

Thursday, September 20, 2018

A regular meeting of the Historic District Commission was held on Thursday, September 20, 2018, at 4 PM, in the First Floor Meeting Room, Town Offices, 70 Main Street.

The meeting was called to order at 4:00 PM.

Present:

Christopher Scott (Chair), Susan Catling (Co-Chair), Edith Blake, Cassie Bradley, Julia Celeste, Ken Magnuson, Peter Rosbeck

Staff Present:

Douglas Finn

A quorum was declared.

SITE VISIT:

3:30 - 73 N. Water St.

4:00 – PUBLIC HEARING (CONTINUED FROM 9.6.18) 73 N. WATER ST. (20D-289)

Brian Mann. Applicant proposes to remove existing mud-room and exterior storage and construct a new addition.

Public Hearing

The chair continued the public hearing at 4:00 PM

Present: Brian Mann, for the applicant.

The chair reminded members that, at the last meeting, the site was to be staked, in order that members could determine what would be visible from the public way, and what would not be visible.

Mr. Mann presented revised elevations and floorplans. A revised window design for the addition was shown; the addition of two 'faux' chimneys were pointed out, to be slightly more than 16" in front-facing dimension.

The extent of the addition was pointed out. A revised west elevation was shown; Mr. Mann offered a 'faux' window in the bare wall on the first floor, should the Commission require it.

The rear of the addition was shown, with a third French door matching the two existing doors.

A proposed materials schedule was presented. A window schedule was previously submitted.

The Chair asked for comments from the public – no one was present to make comment. No letters were received in regard to the project.

The chair closed the public hearing at 4:05 PM.

Discussion / Deliberation

Catling: The side that is at an angle is visible; the 'false window' for the first-floor, side, centered in the 'empty' wall of the addition, with shutters open, matching the window on the same side.

Celeste: Agreed – the addition of the faux window would be acceptable.

Mr. Mann agreed that the faux windows would include sash, as complete units, not simply as trim and shutters.

Question: opinion on the chimneys?

Catling: I think the chimneys as you described will be good.

Action

It was MOVED by Magnuson SECONDED by Celeste

To approve as presented, with the condition of adding a faux window on the west side, first floor, as described in the presentation.

VOTED: 7, 0, 0.

37 SOUTH SUMMER STREET (20D-182) - KEN ARREDONDO.

Applicant proposes to replace an existing wood fence with a new Azek fence of the same style and color; to replace existing windows with new windows of same style; replace existing (rotted) window trim with wood or Azek trim of same style and color.

Presentation / Discussion

Present: Mr. Arredondo

Mr. Arredondo described the intention behind the project; Mr. Arredondo stated that he had operated under incorrect information from a caretaker.

Mr. Scott reminded Mr. Arredondo of the need for a building permit.

Mr. Scott reviewed the different levels of approval that might be warranted, based on the scope of the project.

Mr. Arredondo described the proposal: To replace existing wood trim with white azek of similar dimension. Mr. Arredondo will also be replacing the house numbers with an ornamental plate.

Mr. Arredondo showed pictures of the existing fence, and the weather damage to same; intention is to replace with same size, style and look.

Mr. Arredondo also presented a sample picture of the windows that he is looking to replace. One window apparently showed evidence of leaking. After further investigation, the majority of windows are likely in need of replacement. He is seeking to replace all windows with replacements.

Mr. Arredondo described that he would like to use Azek or similar composite material, if possible.

Scott: usually, when someone comes in for approval, they specify exact materials that will be used. If the material proposed is a composite material of a good quality, it may be approved by the HDC. Your application needs to provide more detail about the materials to be used, and a catalog cut of the windows that you intend to use.

Composite materials would require to be painted.

There was some discussion related to necessary details required for a successful application, including different brands and series of windows that have been included in previous successful applications.

There was other discussion in relation to potential sources for materials, brands, styles, and the different types of materials that might be submitted with the application.

Mr. Arredondo asked if there were potential recommendations that could be made for local contractors. The Commission referred Mr. Arredondo to Ms. Garber for potential sources of information.

Mr. Arredondo thanked the Commission for their time.

It was MOVED by Celeste, SECONDED by Magnuson

To continue the discussion to the next regular meeting.

VOTED: 7, 0, 0.

OLD / NEW BUSINESS

41 Dock Street- Request to Replace a Stoop (Paul J. Pertile)

Mr. Finn presented an application for Approval of Regular Maintenance that had been received on Wednesday, Sept 19. The property is 41 Dock Street (The “Soft as a Grape” storefront); the request is to demolish and rebuild the front entrance stoop. The rebuilt stoop will be the same size and layout, using Boston brick pavers. The rebuild is necessary to remove a lip around the edge that allows water to collect on the stoop, and creates a trip hazard.

Catling: I would prefer to retain the pattern on the stoop.

Rosbeck: The question is whether the stoop, as it is, meets code.

Celeste: I would like to understand what might need to be changed, if anything, in order to meet code, prior to approval.

Action

The board requested more information from the applicant, including –

- Measurements for the existing step, including depth and breadth, as well as rise.
- Confirmation from the building department as to whether the current step meets code.

The matter was tabled to the next meeting.

65 North Water Street - Request to Repair / Replace Fence (John Thayer)

Mr. Finn presented an application for Approval of Regular Maintenance that had been received on Thursday, Sept 20. The property is 65 No. Water Street; the request is to repair / replace an existing fence. Work as follows: Remove and replace rotten posts, pickets and horizontal sections as needed; Paint finish to match; over yellow cedar and mahogany components.

Action

There being no objection, Mr. Scott said that the request would be granted ‘desk approval’.

122 North Water Street – emergency repairs to deck of a two-story porch

Present: Mr. Mike Carroll.

Mr. Carroll was present, and described the project as a maintenance issue, and safety related repairs. The work is described as the repair of the second level deck floor frame and street-side support beam. As part of this work, the water-proof decking on the upper level will be replaced. Any exterior trim removed in the course of the work is to be replaced to match existing.

Photos of the location, including the damage, were presented.

Celeste: Are you replacing this with wood? not asking for different materials?

Carroll: Yes, replacing materials with like kind.

Scott: Just the frame? Not the posts, railings, roof?

Carroll: Yes - just the deck. All materials will be natural, and painted to match. Mr. Carroll described that there was a certain amount of urgency, given the condition of the structure.

The board further considered the request.

It was **MOVED** by Magnuson, **SECONDED** by Celeste

To approve as presented, being a necessary repair.

VOTED: 7, 0, 0.

Review Alternate letters

One letter, from Mary Costello, was distributed. No other letters were presented.

Mr. Jonathan Blum, present, stated that he had sent a letter of interest. Mr. Blum provided a bit of background, and expressed his interest in being appointed to the Commission.

Scott: There is a possibility that other letters might have been received by the Selectmen within the time allotted, but not transmitted to the HDC. Because of this, Mr. Scott recommended that staff follow up with Selectmen, to insure that any other letters received by the deadline were in hand, prior to the Commission making a decision.

The matter was tabled to the next meeting.

MVTA “Induction Charging” Project

Mr. Scott reviewed some details related to the proposed installation of induction charging equipment on Church Street. The project would involve removing power poles, placing all electrical lines underground, installing in-street induction chargers, and placing large cabinets very close to the bus stop to house support equipment.

The buses are about eight-inches wider, which would increase the turning radius.

Other changes to the street layout were discussed, including widening the street, potential removal of old-growth streets, moving a stone retaining wall, reconfiguring the visitor center area, and reconfiguring some sidewalk areas along the street.

Mr. Scott suggested that the town seems to support the project; for better or worse, the town has made a policy choice to use Church Street as a ‘collector’ for mass transit buses.

Question: What is the scope of the project that would be reviewed by the HDC?

Many elements of the project would be under our purview.

There was discussion as to the various changes that would be required in relation to the project, and what specific elements that the HDC would be reviewing.

Two more meetings are planned, and nothing would come before the HDC until after significantly more planning is complete.

MINUTES

Mr. Finn reported that minutes from the previous meeting (9/6/2018) were not ready.

ADJOURN

There being no further business, it was MOVED by Celeste SECONDED by Magnuson
To adjourn.

Voted - Declared UNANIMOUS.

Declared adjourned at 5:04 PM.

Respectfully Submitted,
Douglas C. Finn