

## Historic District Commission

Minutes 2.7.2012

In attendance: James Cisek, Chairman, Bill Bishop, Robbie Hutchison & Edith Blake  
Staff: Bricque Garber

The meeting was called to order by Chairman, James Cisek @ 4:03 PM

**785 S. Summer St. (20D-177)** Federated Church - Malcom Reed Jr./Agent. Mr. Reed & Mr. Brewer presented a plan to replace existing windows with Anderson Replacement windows, in the parsonage on South Water Street. They plan to remove and replace window trim, re-shingle the left side of the building and paint both new and original trim. Bill Bishop asked for spec. sheet for the replacement windows. David Brewer, told the commission that the windows will be 6 over 6 windows, the same as the existing and will bring the specifications sheet, or the windows, to the HDC. Mr. Bishop made a motion to approve with the condition that the window specs are provided. Edith Blake provided the 2<sup>nd</sup> and the motion was unanimously approved.

**31 S. Water St. (20D-326.1)** Colonial Reproductions, Norman Rankow. Patrick Ahearn/Agent. Robbie Hutchison disclosed that she has worked for the applicant, in the past. The commissioners did not see a conflict with Ms. Hutchison hearing the application, nor did the applicant. Mr. Ahearn began his presentation, noting that they had gained approval for the main house in past. He noted that the Conservation Commission has approved needed foundation work, with conditions, and said that he is here today with Conservation Commission approval to seek approval for the cabana and removal of sheds and approval for foundation work. He provided packet of photos and drawings to the commission along with a plan for cabana and pool deck. In addition Mr. Ahearn provided photos of a neighboring cabana (Reed) which is similar to the proposed cabana. Mr. Ahearn provided the approved plans from HDC for the previous work on the house and creation of a garage. Ms. Blake asked where the owners will put the boat gear once the shed is removed. Mr. Ahearn said the garage will be used to store the boat gear. James Cisek asked for further clarification about the age of the sheds and fences. The ages of the sheds were unknown to Mr. Ahearn. Robbie Hutchison asked where the pool equipment will go. Mr. Ahearn answered, near the house in fenced area as the new equipment is much smaller than was the old equipment. James Cisek proposed a public hearing for all of the new construction, and asked that the new construction be staked out on the property. Ms. Hutchison asked about the asphalt driveway and was told it was a shared easement. The motion to send the application to public hearing was made by Bill Bishop. Edith Blake provided the 2<sup>nd</sup>. The vote was unanimous. An e-mail letter, sent to the HDC Assistant, from Louise Oliver, abutter, will be held for the public hearing on 3/6/12.

**6 S. Water Street (20D-188)** Eugene Courtney (hearing continued from 1/17/12). Mr. Patrick Courtney presented plans to the commission describing the trim, windows (Harvey), rakes and trim return. The rake will be 2'7" including the trim return. The commission reviewed the information provided. Edith Blake noted that the shutters as drawn would not shutter and should be 18" to close over a 36 inch window. Discussion ensued about the window and shutter and design. It was decided that the shutters on the double windows were not needed. Patrick Courtney brought in a sample of the Harvey window for the members to see and touch. He said that the door will be same style bible door with glass at the top. James Cisek asked about the 4 panels on the front of the building. Patrick said they will be screened with painted panels. Bill Bishop asked if the shutters will be slatted and was told yes, the shutters will be louvered and large enough to close over the windows. Mr. Cisek asked if there was any public comment. There were no comments from the public in attendance. Bill Bishop made motion to approve the plans as presented, conditioned upon the shutters closing and the bible door to be wood as well as eliminating shutters on double windows. Mr. Cisek told the applicant that any future changes to the plan must be presented to the commission. The 2<sup>nd</sup> was provided by Ms. Hutchison. The decision to approve the application was unanimous.

**34 S. Summer St (20-D-136)** Gazette Building – Continued, per applicant, to 3/6/12

**80 N. Water St. (20D-252)** Norman Platt Johnson, Mike Calheta/agent. Mike Calheta described the project saying that that they will repair and replace rotten gutter and eliminate existing PVC. Robbie Hutchison made the motion to approve, Edith Blake provided the 2<sup>nd</sup>, unanimously voted to approve.

**25 Simpson's Lane/Light Keeper Inn (20D-224.2)** John Chirgwin. Heidi Raihofer made a request to change window manufacturer from the previously approved window manufacturer. She said that the trim will remain the same and the window looks is the same. She showed pictures to the commission. She wants to use Brosco windows if she can get them with factory installed mullions and if not, she wants to use Anderson 400 series windows. She showed the commission catalogue pages for both Brosco and Anderson. Bill Bishop made a motion for approval of the Brosco if is truly divided and if not, approval for Anderson with factory applied mullions. The 2<sup>nd</sup> was made by Robbie Hutchison followed by unanimous approval.

**117 N. Water St. (19B-5.2)** Townsend Morey Jr., Patrick Ahearn/agent. Mr. Ahearn passed out design drawings and pictures to support a new application for a boat house on the property. He stated that this proposed building is smaller and same height as the building next door. He noted that boat houses and cottages in the area are consistent with this size and design. Edith Blake asked why this building is needed? Mr. Ahearn answered that there is a need by this family to store boats and fishing gear and that this 27 x 32 foot building is smaller than most buildings along the harbor and meets all setbacks. Bill Bishop noted that it looks remarkably like a small house and asked if it is truly to be used as a boat house? Mr. Ahearn answered, yes, it is definitely a boat house. He said they had worked with a previous guest house design as it was a workable design but changed the plan to function as a boat house and put it on the ground. He said further that the family understands that this is a boat house only and not a habitable dwelling. James Cisek proposed a public hearing for this application. Robbie Hutchison made the motion to send the application to public hearing on March 6, 2012. Mr. Bishop provided the 2<sup>nd</sup> and it was voted unanimously to send to public hearing.

Minutes of the 1/17/2012 meeting were reviewed by members and approved.

The meeting was adjourned at 5:05 PM

Respectfully Submitted:  
Bricque Garber, Assistant

Approved \_\_\_\_\_ Date \_\_\_\_\_  
James Cisek, Chairman