



Town of Edgartown
Historic District Commission
Post Office Box 5158
70 Main Street
Edgartown, MA 02539

Tel: (508) 627-6155

website: www.edgartown-ma.us
email: bgarber@edgartown-ma.us

Edgartown Historic District Commission Minutes

Tuesday, December 18, 2012 @ 4:00 PM - Town Hall – 2nd Floor

Members Present: Carole Berger-Chairman, James Cisek, Bill Bishop, Beverly Fearey, David Thompson & Edith Blake.

4:00 – 60 Winter St. (20D-111.2) Sharon Purdy. Applicant proposes to replace painted shingles on rear of building with natural cedar shingles, replace trim and remove door. Sharon presented her plan to remove a door and shingle over the door space. Singles are currently painted white but she would like to re-shingle with natural shingles. The door, which is not in use, will be shingled over. The rear stair will be rebuilt the same as existing with wood. Motion to approve as presented. Bill Bishop, 2nd, Beverly Fearey. Unanimously approved.

4:15 – 105 Main St. (20D-65) Daniel Santangelo. Applicant proposes to construct a new 660 sq. ft. two bay garage with 900 sq. ft. guesthouse above and construct a new 450 sq. ft. pool house with covered porch. There was a site visit today prior to the meeting. Mr. Santangelo presented plans with setbacks showing the configuration of the buildings on the lot and a small sketch showing the buildings (same size buildings) with an alternate configuration. The main house is shown on the plan but this hearing is dealing entirely with the two out buildings. The orientation had been discussed in the past and the new plan shows a possible new orientation. The large plan is the formal plan being submitted to the Commission. Mr. Santangelo described the plans and noted, again, that there is an option to reconfigure the orientation of the buildings. He discussed density and his formula for figuring density and arrived at 29% - buildings vs. land. He noted that neighboring properties have a greater percentage of buildings to land. Carole asked for Questions? Beverly asked about removing trees. Mr. Santangelo said he does not think any of the trees will need to be removed, though he does not think they are healthy trees. James Cisek and Bill Bishop questioned the applicant about the height of the first floor. Mr. Santangelo said this is the lowest possible height as 9 feet is the minimum for garage doors and header. Carol Berger asked Mr. Santangelo about the placement of the pool and the fencing as she is concerned about visibility from the public way. Mr. Santangelo said he is willing to move the pool over to make it less visible from the street. He said he has showed the pool in the plan but it is not to be done at this time and he is willing to move the pool. All members agreed they would like to see the pool moved over on the plan. Bill Bishop said he thinks it will be surprising at how large this construction will look when built and he does not think it will be a compliment to neighboring houses. Mr. Santangelo described neighbor's garage and made mention of the density of buildings on the neighboring lot. David Thompson noted that he does not care for the look of the cupola. Carole Berger noted that the cupola breaks up the roof line. James Cisek thinks the cupola adds to the mass of the building. Beverly Fearey made the motion to send to the application to a Public Hearing. 2nd, David Thompson. Unanimously approved. The Public Hearing will be 2/5/12.

4:30 - 67 Simpsons Lane (20D-103) Wayne Royal. Good Neighbor Fence-agent. Applicant proposed to replace stockade fence destroyed in storm. Mr. Royal presented photos regarding his plan to rebuild the stockade fence as destroyed in a recent storm. The only change from the existing fence will be the top finish. The new fence will be square on the top edge rather than pointed. Post will be pressure treated, fencing boards Cedar. Motion to approve as presented Beverly Fearey. 2nd, Bill Bishop. Unanimously approved.

4:40 – 10 Daggett St (20D-298.2) Town of Edgartown – Council on Aging. Applicant proposes to replace rotting trim, soffits and gutters, with new paint where needed, color to match existing. Mr. Mohair was unable to attend due to illness. Motion to approve as presented Bill Bishop. 2nd, James Cisek. Unanimously approved.

Old Business:

Minutes 12.4.12 Motion to approve James Cisek, 2nd Beverly Fearey. Unanimously approved.

HDC Neglected properties: Bricque explained that the possible Warrant Article, Minimum Maintenance of Buildings and Structures as an amendment to the HDC bylaw, (based upon a Nantucket bylaw), would be sent to town council for consideration if approved by the HDC. There will need to be a public hearing on January 8, 2013 before this item can be put forward for the town meeting in April. Motion to approve new bylaw 9-A as written, and to move forward with a Public Hearing on the proposed bylaw, Bill Bishop. 2nd, David Thompson, Unanimously approved. Though there will be no regular meetings during the month of January, a Public Hearing will be scheduled for January 8, 2013.

HDC bylaw Section 9 – ordinary maintenance - Continued
HDC member project assignments & overseer reports - Continued
HDC Boundaries - Continued

Motion to adjourn James Cisek. 2nd Bill Bishop adjourned @ 4:48.

Respectfully submitted:

Bricque Garber
Assistant

Approved: _____ date _____
Carole Berger - Chairman