

Historic District Review Board
Regular Session
November 16, 2010

At approximately 4:40 p.m., in the Town Council Chambers, Chairman Russ Dunton, having established a quorum, called to order the Regular Session of the Historic District Review Board. In addition to Chairman Dunton, present were Jan Neville, Bob Sellers, and Dianne Davis. Also present were Town Planner Tom Bonadeo and Asst. Town Clerk Linda Carola. Board Member Melvin Dudley was absent.

Dianne Davis led the Invocation and all recited the Pledge of Allegiance.

Motion made by Bob Sellers, seconded by Dianne Davis, and unanimously approved to accept the agenda as presented.

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to accept the minutes of October 19, 2010.

OLD BUSINESS

A. i. 204 Bay Avenue.

Chairman Dunton began the discussion with the potential renovations to 204 Bay Ave. Tom Bonadeo stated that the board would probably receive an application in the future regarding the renovations, specifically the carport. Further discussion continued regarding: i) application for state tax credits; ii) application to the Historic District Review Board; iii) carport demolition (full or partial); and iv) appearance of the property with or without the carport. Tom Bonadeo stated much repair was needed, however; after the renovations were completed, the property would look good. Jan Neville asked about the demolition process and Tom Bonadeo further explained the process.

A. Review of Guidelines and Ordinance.

Chairman Dunton stated the Zoning Ordinance and Historic District Guidelines do not match and that they must be consistent and further discussion continued regarding: i) exposed cement block. Any exposed cement block must be parged and no painting of the block would be allowed; ii) faux brick and stone (brick face) must be clarified; iii) synthetic wood, texture and dimensions must be defined in the Zoning Ordinance and the Historic District Guidelines; iv) definition of primary porch and the front porch. The porch facing the street needs to be clarified in both documents; v) clarification of the 80% porch rule with emphasis on the architectural style; vi) aluminum and vinyl siding in all zones with discussion of the thickness stating that "double 5 vinyl" was currently allowed but not recommended and that there was a concern among the board members for low income families not being able to afford an upgraded siding; and vii) clarification on the use of vinyl siding on new structures vs. renovations and the possible recommendation to be determined on a case by case basis for the use of vinyl siding.

Further discussion continued on the different styles of vinyl siding and Tom Bonadeo stated he would draft recommendations for the changes on all items discussed for review by the board members at the next meeting.

Tom Bonadeo informed the board members of the Joint Public Hearing with Town Council and the Planning Commission scheduled for December 7th regarding the Delisheries Building.

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to adjourn the Historic District Review Board Meeting.

Linda Carola, Asst. Town Clerk

Russ Dunton, Chairman