

Historic District Review Board
Regular Session
August 17, 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 Tom Bonadeo, Town Planner, Linda Carola, Asst. Town Clerk and one member of the public. Board Member Melvin Dudley was absent.

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

Motion made by Dianne Davis, seconded by Bob Sellers 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 March 16, 2010.

OLD APPLICATIONS

NONE

NEW BUSINESS

A. 114 Randolph Ave.-Second Floor Garage Addition and Rear Porch Enclosure.

Tom Bonadeo explained to the Board that there was a correction to the information included in the agenda packet and the proposed addition of a second floor to the existing garage does meet the height requirement. The average peak was the same on the house and garage and there would be no change in the footprint. The new roof pitch of 8 /12 will match the house. Mr. Bonadeo continued to review all of the specifics with the Board Members, adding that windows will be added to the east and west walls on the upper level of the garage, and there would be a bath with a shower on the second level along with closet space, and dormers will be added to the garage to match the house. Mr. Bonadeo reviewed the pictures with the members and once again stated that the height met the Zoning Ordinance requirements which do allow accessory buildings to have more than one floor. He added that the porch enclosure met the requirements of the ordinance as it was a rear porch and did not intrude into the setbacks and the enclosure would be finished to match the existing house.

Chairman Dunton asked the Board Members if they had any questions or concerns regarding the addition of a second floor to the existing garage. Board Member Dianne Davis asked if the second floor could be used as a rental, and Mr. Bonadeo explained there was no kitchen or heat source which prevents the second level being used as a rental and the Building Department governs the permit process for rentals. Mr. Leon Parham, agent for the applicant, stated the second floor would be used for building model trains.

Mr. Bonadeo suggested the application be reviewed in two parts, one being the garage addition and the other part being the porch enclosure.

Garage Addition Part I. Member Jan Neville stated if there was no height violation he was in agreement for approval. Mr. Bonadeo stated he and Mr. Parham would re-verify the height of the garage addition and further explained the remodel will enhance the property.

Motion made by Jan Neville, seconded by Bob Sellers and unanimously approved to approve the renovations as presented for the addition of a second floor to the existing garage.

Porch Enclosure Part II. Chairman Dunton asked the Board Members if they had any questions or concerns regarding the porch enclosure and the alternate porch addition. Mr. Bonadeo continued to review the plans with the Board Members.

Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to approve the application as presented for the porch enclosure.

B. Enforcement Review

Chairman Russ Dunton stated that, beginning in September, he would like the Historic District Review Board Guidelines to be added to the agenda for the members to review each section, as time permits, and make any changes that may be needed. Mr. Bonadeo stated that, depending on changes made, approval may also have to be obtained from the Planning Commission. Chairman Dunton had three major concerns: i) no exposed concrete block; ii) fences; and iii) vinyl siding. He continued to stress the use of “suitable substitute products.” Mr. Bonadeo stated that he would present his major areas of concern in September.

The Board Members, along with Mr. Bonadeo, briefly discussed the several new houses under construction and found that people were purchasing the homes and doing renovations to the properties to live in, rather than to sell and make a profit. Chairman Dunton questioned the renovations being done by Patrick Hand to the building now known as “Blue.” Mr. Dunton was concerned about the steel beams and Mr. Bonadeo

explained that the beams were a reflection of the original history of the building which could be considered an artifact, as suggested by Mr. Parham.

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

Linda Carola, Asst. Town Clerk

Russ Dunton, Chairman