

Historic District Review Board
Regular Meeting
October 18, 2011
4:30 p.m.

At 4:33 p.m. in the Town Council Chamber, Chairman Russ Dunton, having established a quorum, called to order the Historic District Review Board (HDRB) Meeting. In attendance were board members Dianne Davis and Bob Sellers. Board member Jan Neville arrived at approximately 4:36 p.m. Chairman Dunton stated there was still one vacancy on the board. Also present were Town Planner Tom Bonadeo and Asst. Town Clerk Linda Carola. There were no members of the public in attendance.

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 for the September 20, 2011, Regular Meeting as presented.

NEW BUSINESS

A. 102 Madison Avenue-Rear addition to the home

Tom Bonadeo began by noting a typographical error being “sprit” should be “split”. Tom Bonadeo reviewed the photos with the members explaining the house was covered with aluminum siding and the majority of the color had been washed off. The siding will be removed and replaced with hardi plank siding to match the new addition. Tom Bonadeo informed the members the house is a contributing structure to the National Historic District. Tom Bonadeo continued to review the photos and plans with the members discussing: i) Roof addition will have architectural shingles; ii) Existing roof will match addition; iii) New windows in the addition will match the existing house windows of 6 over 6; iv) The foundation is specified as “split faced block to match original”. Much discussion continued regarding the foundation and Chairman Dunton questioned the painting of the block and asked for additional information regarding split block. Discussion continued regarding parged and painted block. Tom Bonadeo informed the board members foundation will be in the back and will not be seen from the front. Staff recommends a split face block foundation which will be painted and/or parged. Dianne Davis reviewed one photo with Tom Bonadeo asking for a further explanation of the window on the second floor of the original house. Mr. Bonadeo explained the front view of the house does not change and the new addition is only one story. Mr. Bonadeo informed the members the following items are required by the zoning ordinance and are in compliance: i) 5’ side yard setback is required; ii) 15’ separation from the accessory structure (garage) is required; iii) The lot coverage is not exceeded by the addition.

Motion made by Bob Sellers, seconded by Jan Neville to approve the application as recommended. The motion was unanimously approved.

OLD BUSINESS

506 Monroe Ave – New Garage

Tom Bonadeo explained this is the application from last month which the board had tabled. Tom Bonadeo reviewed with the board members Mr. Gay’s letter and e-mail answering all questions and concerns to the satisfaction of the Zoning Administrator. The new plan was reviewed with the board members showing the new garage, addition and deck, noting all items meet the requirement of the zoning ordinance. Tom Bonadeo explained to the board members the heat pumps can be in the set back, but the structure cannot. Tom Bonadeo explained to the board members that the members are only making a decision on the garage. Dianne Davis mentioned it was still a concern regarding the addition. Discussion continued regarding the addition not being completed until spring 2012. The board members felt they had some leverage regarding the completion of the addition since the applicant had submitted a completion date in writing to Tom Bonadeo.

Motion made by Jan Neville to approve garage as presented, seconded by Bob Sellers. The motion was unanimously approved.

ANNOUNCEMENTS

Tom Bonadeo extended a thank you to the board members for tableing the application for 506 Monroe Ave., last month. **He also informed the board members of a property in town whereas the porch foundation with a wrap-around-porch had deteriorated and is in the process of being corrected.**

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

Asst. Town Clerk

Chairman Russ Dunton