

**Historic District Review Board
Regular Meeting
September 20, 2011
4:30 p.m.**

At 4:30 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 4:35 p.m. Chairman Dunton stated that 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 Jan Neville, and unanimously approved to accept the agenda as presented.

The board members reviewed the minutes for the July 19, 2011, Regular Meeting. Member Dianne Davis questioned the repair of the lintels over “all the windows.” Tom Bonadeo verified the crack was all the way around the building. In addition Member Davis noted an error under ‘Announcements’ page 2, line 7 & 8 to read “Jefferson Avenue and Fig Street.”

Motion made by Dianne Davis, seconded by Bob Sellers, and unanimously approved to accept the minutes for the July 19, 2011, Regular Meeting as corrected.

NEW BUSINESS

A. 506 Monroe Avenue-New Garage

Tom Bonadeo explained to the members that the plans in the package had been replaced with the plans that were just distributed. The original plan was too big, 26x26 too many square feet for a single lot accessory building, therefore the architect re-drew the plan for the proper size of the building, now being 23’-5 ¼” by 23’-5 ¼”, just being a little under 550 square feet. A photo was distributed to the members showing the back yard which compared to the new plan shows to be blank from the house to the garage.

Tom Bonadeo explained to the members that a plan had previously been submitted to the HDRB in 2003/2004. Further research revealed the board had approved an addition in January 2004 and a garage in February 2004. The addition and the garage were never constructed. Tom Bonadeo reviewed the new plan that had been submitted along with several photos showing the existing dwelling, partially completed foundation and partially completed shed. Tom Bonadeo shared his

concerns: i) Property is in the Chesapeake Bay Preservation area and only one half of the property can be covered to prevent excess run off; ii) If addition is built, the property will exceed 60% coverage with impervious surface which exceeds the Chesapeake Bay Preservation guidelines; iii) Existing dwelling windows on rear have been boarded. Much discussion continued between the members and Tom Bonadeo regarding the boarded windows, previous addition and garage not being completed, the existing shed, existing foundation with no addition. Tom Bonadeo informed the members the previous building permit issued in 2004 had been closed and the applicant would need to reapply. Chairman Dunton asked the members if they had any issues with the design of the accessory building and no concerns were noted. Several scenarios were discussed among the members for resubmission of the application. Members only had issues with the rear of the house and suggested to table the application pending a plan from the applicant to clarify what the intention was from the original permit that was issued on the house.

Motion made by Bob Sellers, seconded by Dianne Davis to table the application pending a plan from the applicant clarifying what the intention was from the original permit that was issued on the house. The motion was unanimously approved.

B. 9 Randolph Ave.-Rear addition of screen porch

Tom Bonadeo presented the next application to the board members stating it was the former site of the B & B Sterling House Bed and Breakfast. Applicant is requesting a screen porch and deck in the back yard. Tom Bonadeo informed the members a parking area had already been established. Tom Bonadeo reviewed a photo with the members describing where the screen porch would be located, showing the porch would be off the edge of the house. Chairman Dunton asked if the property would be used as a private residence and Mr. Bonadeo indicated yes. The addition will meet the required setbacks on all sides while keeping the mature trees in the rear yard and the lots meet the sufficient impervious area to meet the runoff requirements of the ordinance. Chairman Dunton recommended hardy-plank siding would be a good choice and would meet the Secretary of the Interior Guidelines that the addition be different from the original house. Tom Bonadeo reviewed a drawing with the members explaining screens include wood grills mimicking window grills. Chairman Dunton asked if residents are full or part-time, and Tom Bonadeo replied part-time. Chairman Dunton asked the board members if they had any questions or concerns.

Motion made by Jan Neville, seconded by Dianne Davis to approve the application as submitted. The motion was unanimously approved.

ANNOUNCEMENTS

Tom Bonadeo informed the board members that the last week-end of September had been proposed for repaving the southern half of Mason Ave., will be repaved approximately from Bay Ave. to Peach Street. Chairman Dunton commented it had been a bad time for repaving, that he had received complaints from the business owners. Chairman Dunton commented on an application that the board had received several years ago, and indicated work had begun to restore the property. Further discussion continued regarding different properties that are in process of being repaired.

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

Asst. Town Clerk

Chairman Russ Dunton