

WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE

Minutes of May 26, 2009 Meeting

Warren Town Hall, 2nd Floor

7:00 pm

www.wvhdc.org

Attendees: Members Edward J. Theberge, Chris Fuller, Eileen Collins, Janet O'Brien and John DaSilva; also attending Anthony Rongione, owner of 279 Water Street property, architect Spencer McCombe and abutter John Quatrocchi

Absent: BG (Ret.) Richard J. Valente and Patricia Read

Location: Planning Board Conference Room, Warren Town Hall

Ed Theberge presiding for Gen. Valente:

1- Meeting called to order at 7:09 p.m.

New Business moved up on the agenda to accommodate presenters of 279 Water Street plan

2- New Business

a. Review of architectural plans for 279 Water Street

Mr. Fuller recused himself from the discussion and the vote as he

is an abutter.

Mr. McCombe and Mr. Rongione were appearing before the WVHDC to obtain a recommendation for the Planning Board prior to the PB's meeting on June 22, 2009.

Mr. McCombe offered a brief history of a former plan for the property that was presented to the WVHDC in January. The major difference between the current plan and the former is the addition of a second floor. The owner still plans a 100 seat restaurant at the site but the restaurant proprietor is a different individual.

Discussion centered on some items previously discussed such as the Dumpster location and landscaping and other issues such as signage and lighting, stone and fencing.

In general, the committee members approved of the design with Mr. Theberge saying it was "appropriate for the location." Mr. Quattrochi, an abutter, said he was in support of the project.

After summarizing the proposed recommendations, Mr. Theberge made a motion to accept them and draft a letter containing those recommendations to the Planning Board. Ms. O'Brien seconded the motion which passed unanimously.

Recommendations include, but are not limited to:

- Elimination of rectangle wood frame identifying locations for**

placement of a sign on the east side to building

- **Gutter between first and second floors to be of 6; half round and made of galvanized steel**
- **Concern for placement and size of sign so as not to overpower building**
- **Concern that too much lighting may be planned for the neighborhood**
- **That fencing not be made of chain link**
- **Use of stones and natural materials surrounding Dumpster. Foundation should be natural color as possible preferably gray.**

3- Review of Minutes

a. April 28, 2009

Mr. Fuller made a motion to accept the minutes as submitted. Mr. DaSilva seconded the motion which passed unanimously.

4- Old Business

a. Financial Report

Mr. DaSilva reported that expenditures since the April meeting totaled \$990 - \$800 for the new brochures, \$90 for Web site maintenance and the \$100 stipend for the secretary. This month the only expense was the stipend.

Motion to approve the Financial Report passed unanimously.

b. Status Report

No changes since the last meeting

c. Creation of packets

Mr. DaSilva presented a prototype of an informational packet which would be given to historic property owners who inquire about the program, those who have recently purchased historic properties, those seeking building permits, etc.

The packet contains a cover letter, a brochure, an application, references to the Website and to Standards & Guidelines. Mr. DaSilva and committee members said they would also like to include a list of pertinent reading materials. There was some discussion concerning the types of folders to be used. Mr. Fuller made a motion to have Mr. DaSilva purchase folders and paper for the project. Ms. Collins seconded the motion which passed unanimously.

The discussion on possible revisions to the Standards & Guidelines was tabled until the next meeting.

However, Mr. Fuller said that from his review of the document he believed it can be reduced to 5 or 6 pages due to the duplication of information that exists now.

He said as is the document is very involved.

“I think it could be a lot cleaner,” he said.

5- Adjournment

Ms. Collins made a motion to adjourn the meeting, seconded by Mr. Fuller. The motion passed unanimously. The meeting adjourned at 8:40 p.m.