

Historic District Commission Meeting
Monday, December 19, 2011
Town Hall Meeting Room, Old Town Road.
7:00 pm

Present: Members: Chair William Penn, Dennis Riordan, Claire McQueeny, Douglas Gilpin, and Mark Vaillancourt. **Absent:** Vice Chair Martha Ball and Michael Ballard. Terri Chmiel was present for the recording of the minutes.

Call to Order

Mr. Penn called the meeting to order at 7:00pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes of November 21, 2011

A motion was made by Mr. Gilpin and seconded by Mr. Vaillencourt to approve the minutes of November 21, 2011.

5 Ayes (Penn, Riordan, Vaillancourt, Gilpin and McQueeny) 0 Nays
2 Absent (Ball and Ballard)

Tabled Items / Old Business

1. Review of violations.

Letters were mailed to the following property owners for non compliance of the Town of New Shoreham Zoning Ordinance Article 5 – Section 504 Signs:

- New Shoreham House, Inc. for Downtown Customs Plat 6, Lot 108 for an obsolete sign “Downtown Customs”
- Andiamo, LLC for Island Breeze Plat 6, Lot 88 - (two) obsolete signs “Island Breeze and “Gifts and Clothing Island Breeze”
- Beth’s Books Plat 5, Lot 104 for a prohibited flag “Used Books”
- Interstate Navigation for an unapproved sign “Interstate Navigation Freight Yard No Public Parking”

Marc Tillson, Building Official sent a Notice of Violation – Stop Work Order to Peter Mott, Plat 5, Lot 69-4. Marc’s inspection on November 30, 2011 found that the building constructed was not in compliance with Zoning, Historic District, and Building Department approvals.

2. Update on the Spring House Pump House.

A memo dated December 2, 2011 to the Town Council from HDC asked for a deferment of the demolition of the Spring Street Pump House until June 30, 2012. Mr. Penn reported the Town Council agreed to an extension through the end of February 2012. Mr. Gilpin and Mr. Vaillancourt met with the ad hoc group earlier in the day. Mr. Gilpin reviewed for the Commission that the general context of the group is to take down and reconstruct the building.

Mr. Penn ask the following questions and receive answers from Mr. Gilpin:

1. If reconstructed where are the funds coming from?
The funds will be privately obtained. The pump house is located on town property and surrounded by land owned by the Land Trust. The funds will be collected by Scenic Block Island.
2. What will be the use of the reconstructed structure?
Undetermined at this time, but the idea is to reconstruct and eventually a use will be found.
3. What would be the revenue source to maintain the building?
Make the building as sustainable and low maintenance as possible.

Mr. Gilpin will share a conceptual plan at the next HDC meeting.

Mr. Penn made a motion to recommend to the Town Council reconsideration of the request from the Ad Hoc Spring House Pump House Group to give them the opportunity until June 30, 2012 to develop a plan; as the February 2012 date is inflexible.

3 Ayes (Penn, Riordan, Vaillancourt, Gilpin and McQueeny)	0 Nays
2 Abstain (Gilpin and Vaillancourt)	2 Absent (Ball and Ballard)

Mr. Gilpin and Mr. Vaillancourt abstain as they are members of the Ad Hoc Group.

3. Act on the Historic District Commission Property Application form.

Mr. Penn reported he met with Molly Fitzpatrick, Town Clerk to discuss the following issues:

- The application for the property should be lot specific.
- The Commission will list the findings of fact based on the following criteria taken from Chapter 7, Section 3.B:
 1. Safeguard the heritage of the Town by preserving districts and other designated structures of historic or architectural value in the Town which reflect elements of New Shoreham’s cultural, social economic, political, and architectural history;
 2. Stabilize and improve property values in such districts or designated structures;

3. Maintain and foster civic beauty;
 4. Strengthen the local economy;
 5. Promote the use of historic districts and other designated structures for the education, pleasure and welfare of the citizens of the Town.
- Draft a sample resolution that HDC has reviewed the criteria from Chapter 7, Section 3.B.
 - The structure is listed as a contributing structure on the Block Island Historic House Survey, dated March 2008.
 - List the Block Island Historic House Survey on the Town's website.

The suggested changes to the application include listing items to submit are: a site plan, pictures of elevations, all buildings located on the property, photos around the property to include landscape, stone walls, etc.

Mr. Gilpin made a motion seconded by Ms. McQueeney to approve the draft Historic District Commission Property Application with the addition of a draft sample resolution and a tentative listing of submittal items such as photos and site plan; as well as, including on the application submittal of the resolution to the Planning board.

5 Ayes (Penn, Riordan, Vaillancourt, Gilpin and McQueeney)
2 Absent (Ball and Ballard)

0 Nays

The Commissioner's acknowledge and thanked Mr. Penn's for his hard work on this project.

Correspondence

Mr. Penn acknowledge a letter dated November 9, 2011, from Wastewater Management Inspector, Don Thimble regarding Assessors Plat 5 Lots 5-3, 5-5, & 5-6 for the OWTS Design. (See Attached)

Herman Hassinger has filed an appeal with the Zoning Board of Review, Town of New Shoreham. He is filing on behalf of the property owners James & Barbara Morrissey for no decision rendered within sixty (60) days.

Secretary's Report

Ms. McQueeney reported on the following:

- Sign violation letters.
- Requested that the business owner of Three Sisters to appear before the Commissioners for multiple violations.
- A letter to the Moped Man for an unscreened coke cola machine.
- A letter to Old Harbor Take Out for unapproved signage.

Mr. Riordan will photograph the violations at Three Sisters and Moped Man.

Adjournment

The meeting was adjourned at 7:59 p.m. in a motion by Mr. Gilpin and seconded by Mr. Riordan and voted unanimously.

5 Ayes (Penn, Riordan, Vaillancourt, Gilpin and McQueeny) 0 Nays
2 Absent (Ball and Ballard)

Respectfully submitted,
Terri L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: January 23, 2012