

Minutes
Historic District Commission Meeting
Monday, February 25, 2013
Town Hall Meeting Room, Old Town Road.
7:00 pm

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

Call to Order

Chair William 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

Ms. McQueeney made a motion seconded by Mr. Gilpin to defer action on the minutes of January 28, 2013.

7Ayes (Penn, Ball, Vaillancourt, McQueeney, Ballard, Riordan and Gilpin) 0 Nays

Mr. Vaillancourt made a motion seconded by Mr. Riordan to approve the minutes of August 20, 2012.

7Ayes (Penn, Ball, Vaillancourt, McQueeney, Ballard, Riordan and Gilpin) 0 Nays

Preliminary Review:

John J. Cotter Trust. Plat 7, Lot 58. Application by Rose Enterprise Inc. to remove existing sheds and construct a new shed.

Robert Rose owner of Rose Enterprise Inc. presented on behalf of the owner. Mr. Rose explained that two small deteriorated buildings, probably outhouses at one time, are located on a narrow lot. The owners wish to demolish the two building and replace with a shed. Mr. Rose received approval from the Zoning Board of Review. He discussed the following issues with the Commission and stipulated to the following:

- No electrical or plumbing to the shed.
- The shed will measure 12' x 16' with an average height of 17'.
- The shed will be used for storage.

- The shed will be constructed of white cedar shingles, with white trim.
- The windows will be 2 over 2 single pane with permanent muntins installed.
- The shed will be located 20' from the north 16'2" from the southern property line and 100' from the front. A site plan has been submitted with a revised date of 2/5/2013.
- The details presented were drawn by Mr. Rose.
- The shed will not affect the stone wall or large tree.
- The exposed foundation will be covered with wood shingles.
- The roof will have asphalt shingles to match the existing house.

Mr. Gilpin made a motion to approve the removal of two sheds on Plat 7, Lot 58 John J. Cotter, for Preliminary Review of siting and massing and Final Review of construction drawings based on the following conditions:

- The building site is within the Historic District,
- Involves removal of two (2) existing dilapidated sheds,
- Construction of a new single shed to be used wholly for storage,
- Location, length, width, and height of shed has been dictated by the Zoning Board of Review reference decision letter dated February 1, 2013 by Elizabeth Connor, chairperson,
- Architectural plans as presented by Rose Enterprises with details and materials indicated,
- The asphalt shingles to match existing on the house,
- Windows are single-glazed with applied muntins,
- Exposed area of concrete foundation facing North will be covered with wood shingles on furring, and
- Existing stone wall and tree will be retained that sits adjacent to the house.

Mr. Vaillancourt seconded the motion.

7Ayes (Penn, Ball, Vaillancourt, McQueeney, Ballard, Riordan and Gilpin) 0 Nays

Adjournment

The meeting was adjourned at 7:19p.m. in a motion by Mr. Gilpin and seconded by Mr. Ballard.

7Ayes (Penn, Ball, Vaillancourt, McQueeney, Ballard, Riordan and Gilpin) 0 Nays

Respectfully submitted,
Terri L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: March 18, 2013