

Minutes
Historic District Commission Meeting
Monday, July 15, 2013
Town Hall Meeting Road, Old Town Road
7:00 pm

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

Call to Order

Vice Chair Martha Ball called the meeting to order at 7:03pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of May 20, 2013 and June 17, 2013 Minutes

Mr. Gilpin made a motion seconded by Mr. Riordan to approve the minutes of June 17, 2013 as edited.

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

Mr. Gilpin made a motion seconded by Mr. Riordan to defer the approval of the May 15, 2013 minutes until the July meeting.

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

Sign Application:

Island Enterprises Inc. Plat 8, Lot 84-6. Application to install new signs.

The applicant was not present; therefore, no action was taken.

Preliminary Review:

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

The applicant was not present; therefore, no action was taken.

Old Business – Final Review:

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

The applicant was not present; therefore, no action was taken.

Eleanor T. Mott. Plat 5, Lot 69-4. Application by Humphries Inc. d/b/a The Oar to erect a walk-in cooler including an outdoor condensing unit.

Steve Draper, business owner of the Oar presented. Mr. Draper explained after reviewing the footprint of the approved screening from the HDC meeting on June 17, 2013, and a discussion with Mr. Penn he decided to eliminate the 2' angle into the driveway. The angle prevents delivery trucks from driving around the approved screening; therefore, he is proposing the screening to follow the lines of the coolers.

Mr. Riordan made a motion seconded by Ms. Ball to approve a modification change covering the outdoor cooling system to allow more room for vehicles to get around by following the lines of the coolers.

4 Ayes (Ball, McQueeney, Gilpin, and Riordan)	0 Nays
2 Absent (Penn and Vaillancourt)	1 Abstain (Ballard)

BI Resorts, Inc. Plat 7, Lot 6 & 7. Application by BI Resorts, Inc. for alterations to the 1661 Inn and Guest House and renovation of a laundry to a guest room.

Steve Draper property owner presented. The applicant is returning before the Commission for final review. Mr. Draper proposed renovations of a laundry to a guest room and discussed the following issues with the Commission and stipulated to the following:

- No gutters on the building.
- Hot water propane unit with one vent located on the SW corner.
- Three course chimney will be bricked.
- The a/c unit will be located under the deck, screened with lattice.
- Paradigm windows and Anderson french doors.
- The decking will be azek material.

Ms. Ball made a motion seconded by Ms. McQueeney to approve the renovations of Plat 7 Lot 6 & 7, BI Resorts, Inc. for alterations to the Inn and Guest House and renovations of a laundry to a guest room as presented:

- The approval is in accordance with the plans as presented.
- The findings were in a previous motion dated June 17, 2013.

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

Coastal Resorts Holding. Plat 6, Lot 117-2. Application by Christopher Sereno of National Hotel for deck expansion.

Mr. Gilpin recused himself as he has a business relationship with the applicant.

Christopher Sereno property/ business owner presented. Mr. Sereno explained he wishes to extend the railing over the top of the decking on the front porch. The proposal will help free up the overflow of traffic. The railing will match the existing in design and materials including 2” x 2” spinals.

Ms. McQueeny made a motion seconded by Mr. Ballard to approve Plat 6, Lot 117-2, Coastal Resorts Holding for the approval of a deck expansion based on the following findings of fact:

- The approval is for the extension of the deck on the south side.
- The National Hotel is a significant building in the Historic District.

4Ayes (Ball, McQueeny, Ballard and Riordan)

0 Nays

2 Absent (Penn and Vaillancourt)

1 Recuse (Gilpin)

Mr. Gilpin rejoined the meeting.

New Business:

Guidelines for air-conditioning units

Ms. Ball informed the Commission that Mr. Penn has been in contact with Virginia Hess of the Rhode Island Historical Preservation & Heritage Commission addressing air-conditioning units. No action was taken.

Illegal Signs and Banners

No meeting has taken place between Mr. Penn, Mr. Gilpin, Ms. Dodge and Mr. Tillson to discuss the issue of enforcement of illegal signs and banners.

Adjournment

Mr. Gilpin made a motion seconded by Mr. Ballard to adjourn the meeting at 7:34pm.

5 Ayes (Ball, McQueeny, Gilpin, Ballard and Riordan)

0 Nays

2 Absent (Penn and Vaillancourt)

Respectfully submitted,

Teressa L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: February 27, 2014