

Minutes
Historic District Commission Meeting
Monday, February 27, 2014
Town Hall Meeting Room, Old Town Road
4:00 pm

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

Call to Order

Chair William Penn called the meeting to order at 4:00 pm.

Matters from the Public not on the Agenda

Cindy Lasser spoke from the audience. She discussed the visibility of the wind farm and the impact the turbines will have on the view sheds in the Historic District as well as across the island. The report was prepared for Deepwater Wind and submitted to the Rhode Island Historic Preservation Commission. A link to this report was forwarded to the Commissioners.

Approval of Minutes

Mr. Gilpin made a motion seconded by Mr. Vaillancourt to approval the minutes from July 15, 2013, August 9, 2013, August 19, 2013 and January 27, 2014 as presented with minor corrections.

4 Ayes (Penn, Ball, Gilpin, and Vaillancourt)

0 Nays

3 Absent (McQueeny, Riordan, and Ballard)

Preliminary and Final Review:

Island Enterprises, Inc. Plat 8, Lot 84. Application by Frank DiBiase, Jr. to construct a temporary greenhouse.

David Houseman General Manager, Spring House Hotel presented on behalf of the owner. The Commission is in receipt of an email dated February 27, 2014 (see attached), from Marc Tillson, Building Official. Mr. Houseman explained Frank DiBiase, Jr. owner of the Spring House Hotel wishes to construct a temporary greenhouse. Mr. Houseman discussed the following issues with the Commission and stipulated to the following:

- The greenhouse measures approximately 10' x 20'; overall height no more than 12'.
- Temporary electric, propane, and boiler.
- Anchor posts set in 3000 psi commercial-grade concrete.

- Structure in place November through May.
- Dismantle the frame before the summer.
- The plastic will be removed when high winds conditions are predicted.

The Commission asked the applicant if approval was granted by the Rhode Island Heritage and Preservation Commission (RIHPC). Mr. Houseman acknowledged Glen Fontecchio, architect for the Spring House will contact Virginia Hess with RIHPC.

Mr. Gilpin made a motion seconded by Mr. Vaillancourt to approve construction of a temporary greenhouse for Plat 8, Lot 64 Island Enterprises, Inc. based on the following findings of fact:

- The property is within the Historic District;
- Also located on site of the Spring House Complex;
- The “hoop house” measures 20’ in length, 10’ in width, and approximately 8’ in height;
- The frame will be taken down in the summer months;
- Will be used predominately late fall through early spring structure ; and
- The approval today is subject to the approval from the Rhode Island State Heritage and Preservation Commission in their easement approval.

4 Ayes (Penn, Ball, Gilpin, and Vaillancourt)

0 Nays

3 Absent (McQueeney, Riordan, and Ballard)

Final Review:

ULBE, LLC. Plat 6, Lot 143. Application by Lorraine Y. Cyr to install awning on east side and relocate retractable awning to 2nd floor back porch and screen outside freezer.

Lorraine Cyr, business/property owner and Monty Stover, business consultant presented. Mr. Stover explained they wish to install the proposed awning on the east deck, relocate the retractable awning to the 2nd floor back porch, and screen coolers with lattice and wood panels. Mr. Stover and Ms. Cyr discussed the following three (3) proposals:

Proposed awning on east deck: The framing will be installed onto the roof about 6” and rise vertically between 2” – 4”. The reason for the placement of the overlap allows a gap for water to flow into the gutter. The clear plastic side panels located under the awning will be rolled down when needed. The awning color and vinyl material will match existing. Mr. Gilpin drew a sketch of the position of the frame mounted to the roof which was agreed by the Commission and the applicants.

Retractable awning on 2nd floor back porch deck: The existing retractable awning will be moved from the east deck to the less noticeable north 2nd floor deck. The awning will be attached to the façade board. The deck is used by the guests of the hotel, not opened to the general public.

Screening: The applicants proposed a white fencing of heavy PVC material. Mr. Stover explained the screened left side of the cooler is used for storage and to hide a grease trap. The lower section of the proposed screening will be a panel trimmed with lattice extending around the cooler. Mr. Gilpin suggested simplicity by using a solid piece of paneling. Ms. Ball suggested painting the unit. After discussion ensued the consensus is to paint the cooler dark green and screen the grease trap with solid pieces of panel. As a reference, Mr. Gilpin sketched the approved unit.

Mr. Gilpin made a motion seconded by Ms. Ball to approve three (3) separate items for Plat 6, Lot 143 ULBE, LLC based on the following findings of fact:

- The building in the Historic District is one of the most historic significant structures in the Old Harbor area;
 - A. Install new awning over existing seating area.
 - East awning to overlay six (6) inches off the present east roof rise approximately 4” above the roof surface per sketch item #1.
 - Dark green color to match existing.
 - Vinyl material to match existing.
 - B. Application retractable awning.
 - Approve the retractable awning previously located on the east porch to the north side of the Surf Hotel as documented on the submittal.
 - The awning extends approximately 28’ overall in length.
 - C. Modify the wood and panel screening system.
 - The screening to wrap around the grease entrapment enclosure.
 - Paint the screening and the entire cooler a dark green color that matches the existing north deck lattice work.

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

Town of New Shoreham. Plat 6, Lot 151. Application by Kathy Szabo of Block Island Chamber of Commerce to remove existing window and replace with exit door.

Kathy Szabo, President of the Block Island Chamber of Commerce presented. Ms. Szabo seeks approval to replace a window on the back of the building with an exit door. The existing entrance door is rotted and will be replaced; both doors will be constructed of fiberglass material.

Mr. Penn made a motion seconded by Mr. Gilpin to remove an existing window and replace with a door for Plat 6, Lot 151 Town of New Shoreham based on the following findings of fact:

- The approval is for the removal of a window on the rear elevation with a replacement door as submitted in the application.

4 Ayes (Penn, Ball, Gilpin, and Vaillancourt)

0 Nays

3 Absent (McQueeney, Riordan, and Ballard)

Sign Application:

Island Restoration Associates. Plat 6, Lot 111. Application by Rae Lyn Burns-Dutra for Full Moon Tide to install new signs.

Rae Lyn Burns-Dutra business owner for Full Moon Tide presented. Ms. Burns-Dutra explained she wishes to relocate the projected sign to the east and west side walls, relocate a sign from Water Street above the entrance door, and the relocation of the Hagopian sign as presented in her photographs.

Ms. Ball made a motion seconded by Mr. Vaillancourt for approval of Plat 6, Lot 111 Island Restoration Associates based on the following findings of fact:

- The building located in the Historic District is known as Hagopian Marketplace.
- A number of buildings are in the marketplace; some are historic some not.
- The application is for a number of signs to be relocated some with minor changes.
- The approval for all signs to be placed flat against the building.
- The bracket will be removed.
- Change the sign “Hagopian Market” to “Hagopian Marketplace”.
- The “Full Moon Tide Gallery & Fineries” changed to “Full Moon Tide Since 2001”.
- This request and all the other signs are in compliance with Sections 504 of the Town of New Shoreham Zoning Ordinance.

4 Ayes (Penn, Ball, Gilpin, and Vaillancourt)

0 Nays

3 Absent (McQueeney, Riordan, and Ballard)

Cowell, Michael & Heidi. Plat 7, Lot 59. Ratify the modification of the higher ridgeline and minor slope changes to roof.

Mr. Penn and Ms. Ball reviewed the request from Christopher Simmons, contractor for the owner. Mr. Simmons asked for approval for a minor change by increasing the roofline and pitch of the roof to correct the structural frame.

Mr. Gilpin made a motion seconded by Mr. Vaillancourt for ratification on the decision by Mr. Penn and Ms. Ball on for Plat 7, Lot 59 Cowell, Michael & Heidi by raising the roof approx 20”.

4 Ayes (Penn, Ball, Gilpin, and Vaillancourt)
3 Absent (McQueeney, Riordan, and Ballard)

0 Nays

Old Business

Update on Sign Enforcement Plan with the Town Council.

No information was available or presented.

Correspondence

E-mailed dated February 3, 2014 from Douglas Gilpin re: Solar Energy Systems Sections 424 and 516.

Mr. Gilpin sent an email to the Planning Board with corrections/suggestions re: Solar Energy Systems Sections 424 and 516.

4 Ayes (Penn, Ball, Gilpin, and Vaillancourt)
3 Absent (McQueeney, Riordan, and Ballard)

0 Nays

Adjournment

Mr. Gilpin made a motion seconded by Mr. Vaillancourt to adjourn the meeting at 5:05pm.

4 Ayes (Penn, Ball, Gilpin, and Vaillancourt)
3 Absent (McQueeney, Riordan, and Ballard)

0 Nays

Respectfully submitted,
Teresa L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: March 17, 2014