

Minutes
Historic District Commission Meeting
Monday, June 16, 2014
Town Hall Meeting Room, Old Town Road
7:00pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, Douglas Gilpin, Michael Ballard, Dennis Riordan, Mark Vaillancourt, and Claire McQueeny. Teressa 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.

Mr. Penn amended the agenda as follows: Final Review for Craig & Michele Fontaine to be placed after the Sign Applications, Correspondence will include receipt of an memo from Margie Comings, Chair, Old Harbor Task Force, dated June 14, 2014 re: Bricks in the Mary D. Park (Plat 6, Lot 147).

Approval of Minutes of April 21, 2014, May 19, 2014 and May 23, 2014

Ms. Ball made a motion, seconded by Mr. Vaillancourt, to approval the minutes of April 21, 2014 with corrections.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeny, Vaillancourt, and Riordan)

0 Nays

Final Review:

Stephen & Claire McQueeny. Plat 7, Lot 70. Application by Stephen & Claire McQueeny to install solar panel.

Ms. McQueeny recused herself as she is the applicant.

Christopher Warfel, Entech Engineering presented on behalf of the applicants. Mr. McQueeny confirmed the model for the solar panel is for water heating. Mr. Warfel explained the home owners are proposing a single collector which will be mounted on the south side of the shallow roof. He submitted to the Commission a brochure of specifications for the collector. Descending down High Street approaching the house, Mr. Gilpin observed the proposed placement of the collector will be slightly visible due to the angle of the roof. The solar panel is in "keeping with the guidelines" as reference on page 20 of the Historic District Commission, Procedures and Standards Guidebook.

Mr. Gilpin made a motion, seconded by Ms. Ball, to approve Plat 7, Lot 70, Stephen and Claire McQueeny for the installation of a solar panel as presented based on the following findings of fact:

- The approval is for the application as presented;
- The house is located within the Historic District;
- The approval is for a solar panel system which is a single unit mounted on the higher shed roof of the structure; and
- The solar panels will not face directly towards a public right of way and glimpse briefly from High Street.

6 Ayes (Penn, Ball, Gilpin, Ballard, Vaillancourt, and Riordan)

0 Nays

1 Recuse (McQueeny)

Ms. McQueeny returned to the meeting.

BIEP, LLC. Plat 5, Lot 10. Application by Charles Frigon to change a wood railing to a composite railing.

Charles Frigon, Seaside Enterprises, Inc presented on behalf of the owner. Mr. Frigon explained that he wished to remove the wood railing and replace with a composite railing. The railing as presented in the photographs shows deterioration. Mr. Frigon discussed and stipulated to the following:

- The railings will be safer by bolting the system into the cement.
- Installing a post in the middle section of the railing will be a minor change.
- The change of material will require less maintenance to the railing system.
- The railings on the front of the building will be replaced in the fall; the drink shelves will be eliminated.

Mr. Vaillancourt made a motion, seconded by Ms. McQueeny, for approval of Plat 5, Lot 10, BIEP, LLC for the replacement of railings based on the following findings of fact:

- The building is of newer construction and located in the Historic District;
- The approval is for an azek type of composite material;
- The railing will be the same style, height, and size as the existing;
- The approval is for railings located on the alley way and street side;

Stipulations:

- A cut sheet from the manufacturer for the railing must be provided for the file; and
- No drink shelves to be installed or reinstalled, as well as no column treatment.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeny, Vaillancourt, and Riordan)

0 Nays

Town of New Shoreham. Plat 6, Lot 118. Application by Kristin Baumann of the Island Free Library to install fresh intake system – new exhaust hoods.

Kristin Baumann, Librarian presented on behalf of the Island Free Library and the Town of New Shoreham. Ms. Baumann explained this is the third phase to the HVAC system for operating more efficiency. The upgrade allows the air handler to use outdoor air for “free” cooling by taking fresh air in, therefore not running the compressor constantly will save electricity. The system requires the installation of two hoods as presented in the photographs, one to take in fresh air and the other to blow hot air out. The Commission discussed screening or painting the proposed hoods. Mr. Gilpin discussed his onsite visit; he commented on the screening of existing privet hedges which are located on the National Hotel’s property line.

Mr. Ballard made a motion, seconded by Mr. Gilpin, to approve the application for the Town of New Shoreham, Plat 6, Lot 118 based on the following findings of fact:

- The approval is for the air intakes for the library as proposed in the presentation.

Stipulation:

- The color of the proposed exhaust hoods to be painted a matte gray color.

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

0 Nays

Sign Application:

Andiamo, LLC. Plat 6, Lot 88. Application by Caren Ford of Blockheads for an A-Frame sign.

The applicant was not present.

Mr. Penn made a motion, seconded by Mr. Gilpin, to defer action to the next regular scheduled meeting.

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

0 Nays

Robert & Sandy Sherman. Plat 6, Lot 139. Application by Judy Clark of Red Right Return for a new sign.

Judy Clark, business owner of Red Right Return presented. Ms. Clark is proposing a wooden sign with red letters. Currently, the red letters are inside her shop window; the sign will be placed above the store window as presented in the drawing. Ms. Ball stated the sign will give a better balance to the building.

The owner’s signature is separate from the application. The applicant submitted a total tabulation of existing signs on the building own by Robert and Sandy Sherman.

Mr. Gilpin made a motion, seconded by Mr. Ballard to approve a new sign for Plat 6, Lot 139, Robert and Sandy Sherman based on the following findings of fact:

- The approval is for the sign “Red Right Return” as presented;
- The building is within the Historic District;
- The present hanging letters will be removed from the store window and will be placed on the wooden board; and
- The total area of the proposed sign is less than the maximum allowable number of square feet permitted, as required under Section 504(C)(2a) of the Zoning Ordinance.

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

0 Nays

Town of New Shoreham. Application by the Block Island Tourism Council to install signs on bike racks.

Zena Clark, President of the Block Island Tourism Council presented on behalf of the Town of New Shoreham. Ms. Clark presented a metal sign “Lock Your Bikes” which the Tourism Council purchased, as well as a list of 18 proposed bike racks for the installation of the signage. The signs were purchased in conjunction with Chief Carlone’s “Lights and Locks” program. The Commission asked the applicant who would be responsible for maintaining the signs. Ms. Clark replied she was unsure. Mr. Vaillancourt discussed alternative ways to bolt the signs to the bike racks.

Ms. Ball made a motion, seconded by Mr. Riordan, to approve the informational “Lock Your Bikes” based on the following findings of fact:

- The approval is for the sign as present by the applicant;
- The approval is for the signs to be installed on up to 18 bike racks; and
- The signs will be affixed to the bike racks.

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

0 Nays

Craig & Michele Fontaine. Plat 6, Lot 37-1. Application by W. Douglas Gilpin to relocate existing windows, install new windows, relocate door, enclose existing mudroom entry porch, construct new porch, and install an outdoor shower.

Mr. Gilpin recused himself as he is the architect for the property owners. Mr. Gilpin stated that he has received an acceptable advisory opinion from the Rhode Island Ethics Commission.

W. Douglas Gilpin, Jr., architect presented on behalf of the owners. Mr. Gilpin explained the owners will make significant interior renovations to the house; thereby the inside dictates what happens on the outside. Prior to the meeting, Mr. Gilpin submitted the application, photographs, description of work to be performed, sketch elevations of the proposed renovations. The applicant discussed the following:

- The proposed exterior renovations included relocation of windows and doors as presented.
- Two new awning windows will be located on the rear elevation.
- The relocation of smaller windows to the west façade suggests partial ghost windows which allows for the same proportion.
- The existing mudroom entry porch will be enclosed.
- A new south porch will be constructed.
- A proposal for an outdoor as presented in the sketched drawing.

The Commission was in consensus and thanked the applicant for approaching the project on the reuse of existing materials.

Mr. Penn made a motion, seconded by Ms. McQueeney, to approve renovations Plat 6, Lot 37-1 Craig and Michele Fontaine based on the following findings of fact:

- The house is in the Historic District;
- The house has been modified many times and is not a significant historical structure building;
- Exterior proposals for relocating existing windows, enclosing a mudroom are keeping with the historic fabric of the building
- The approval for the modification as submitted for the west, east and south elevations.

Stipulation:

- Marc Tillson, Building Official to review construction drawings in compliance with concept sketches as submitted to the Commission.

6 Ayes (Penn, Ball, Ballard, McQueeney, Vaillancourt, and Riordan)

0 Nays

1 Recuse (Gilpin)

Mr. Gilpin rejoined the meeting.

Correspondence.

Receipt of an email dated June 11, 2014 from Matt Burke, Tower Resource Management, Inc. re: Verizon Wireless cellular antennas.

The Commission received an email dated June 11, 2014 from Matt Burke, Tower Resource Management, Inc. regarding Verizon Wireless to install cellular antennas in the Historic District. Mr. Penn asked the Clerk to draft a letter to Mr. Burke asking for examples of installation of cellular antennas within existing structure; the commission was in consensus that a faux chimney was less desirable than a cupola.

Receipt of a memo dated June 14, 2014 from Margie Comings, Chair, Old Harbor Task Force re: Bricks in the Mary D. Park (Plat 6, Lot 147).

The Commission received a memo dated June 14, 2014 from Margie Comings regarding the planning of a small terrace in the Mary D. Park. Ms. Comings wrote the proposed bricks will match the existing in Esta's Park. The Commission was in consensus; the applicant must submit a concept design of the terrace for review and approval for a Certificate of Appropriateness.

Old Business:

Update on Notice of Violations issued for illegal/unapproved signage and banners.

Mr. Penn informed the Commission he submitted photographs documenting three businesses that are in violation of unapproved/prohibited signs. The three businesses with violations are:

- Inn at Old Harbor – free standing ice cream cones placed on the backside of the lawn.
- Aldo's Bakery – open space filled with tables.
- Ballard's Wharf Reality – large banner advertising rentals of bikes, mopeds, jeeps and cars.

Mr. Penn discussed additional violations; he will take photographs and submit to the Clerk.

- Papa's Pizzeria – unapproved A-Frame signs.
- Old Harbor Take – unapproved multiple signs.

Mr. Penn asked the Clerk to keep the Commission updated through emails on the Notice of Violations.

New Business:

Discuss revision of the Town of New Shoreham Zoning Ordinance Article 5 – Section 504 – Signs (B) General (3) Prohibited Signs.

Mr. Gilpin explained he is currently working on the wording and will submit next month.

Discuss/Act on rescheduling meeting dates for the summer months.

Mr. Vaillancourt made a motion, seconded by Ms. McQueeney, to reschedule the July, August, and September 2014 scheduled meeting date from the third Monday to the third Tuesday.

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

0 Nays

Adjournment

Mr. Ballard asked that the dumpsters be placed on the agenda for the July meeting.

Ms. Ball made a motion, seconded by Ms. McQueeny, to adjourn the meeting at 8:17pm.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeny, Vaillancourt, and Riordan)

0 Nays

Respectfully submitted,

Teressa L. Chmiel

Administrative Assistant Building & Land Use Department

Approved: July 22, 2014