

Minutes
Historic District Commission Meeting
Monday, October 20, 2014
Town Hall Meeting Room, Old Town Road
7:00pm

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

Call to Order

Chair William Penn called the meeting to order at 7:01pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

Ms. Ball made a motion, seconded by Mr. Gilpin, to approve the minutes of September 16, 2014 as presented.

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

Preliminary:

Island Enterprises, Inc. Plat 7, Lot 34-01. Application by Frank DiBiase to construct a new 4 car garage with accessory apartment above.

Mr. Penn stated the application is subject to the owner's signature.

Glen Fontecchio, architect for the project presented. Mr. Fontecchio explained the owner is seeking construction of a new four (4) car garage with affordable accessory living space and storage above. Mr. Fontecchio stated the proposed garage will be over the horizon positioned towards the farm lands; locating the garage behind the house is played down in terms of prominence. He referenced sheet G-5, East Front Elevation, the dotted line is the cutting grade. Referencing sheet G-2 Lot Coverage shows placement of the buildings within the allowable building lot coverage; Mr. Fontecchio confirmed Zoning approval is not needed.

Mr. Gilpin asked the applicant for a Site Section through the Applicant's property and extending at least 150' on either side to show the present grade contour and neighboring building profiles. Ms. McQueeny stated to the applicant that she appreciated the placement of the garage doors on the back side of the building.

Mr. Gilpin made a motion, seconded by Ms. McQueeny, to defer Island Enterprises Plat 7, Lot 34-1 for the preliminary and subsequent final review of the 4 car garage structure.

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

0 Nays

Final Review:

Island Enterprises, Inc. Plat 7, Lot 34-01. Application by Frank DiBiase to modify a previous Certificate of Appropriateness for the Rose Cottage with an additional dormer.

Glen Fontecchio, architect for the project presented. Mr. Fontecchio explained the proposed change is on the south location as presented on sheet A-12. He discussed the reason for the change creates more usable space on the second floor and breaks up the mass of the roof. The Commission discussed the lack of gutters and downspouts and the run-off of water. Mr. Fontecchio responded that the front elevation is protected by the porch. Mr. Gilpin suggested a single downspout with a leader box to handle the volume of water created by the two (2) gables coming together. Ms. McQueeney had concerns on behalf of the neighbors, regarding a plan to address the storm water run-off onto Spring Street or down the driveway. The Commission was in consensus that the storm water run-off is an issued; the Commission would like the Building Official to send an advisory on the matter.

Mr. Gilpin made a motion, seconded by Mr. Vaillancourt, to amend the previous Historic District Commission Certificate of Appropriateness for changes to Plat 7, Lot 34-1 Rose Cottage, based on the following findings of fact:

- This is an amendment to a previously approved Historic District Commission Certificate of Appropriateness;
- The approval is for two (2) new wall gable dormers on the south elevation as illustrated on August 24, 2014 Sheet (A12);
- Recommend a continuance cornice at the transition between the wall and the gable wall dormers;
- Recommend a leader box conductor in the roof junction at the gable dormer to handle the water;
- Strongly recommend the applicant analysis the water run-off of the roof gable; and
- An advisory from the Building Official regarding the water run-off.

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

0 Nays

Shirlyne J. Govern. Plat 6, Lot 129. Application by Shirlyne Govern to replace windows.

Shirlyne Govern property owner presented. Ms. Govern submitted photographs as part of her application of the Doll House cottage, to give an idea of the need for replacing the windows. Currently the cottage has 6 over 6 and 1 over 1 windows. She wishes to keep the same configuration of panes that are currently in place; additionally she submitted a photograph of the Historical Society building showing some windows with two over two as well as six over six windows. The Commission was in consensus to approve 6 over 6 windows only; they referenced the guidelines to stipulate that Ms. Govern's replacement windows must have a spacer between the double panes with simulated true divided light. She confirmed over time she wishes to replace the windows on all three buildings.

Mr. Vaillancourt made a motion, seconded by Mr. Ballard, to approve replacement windows for Plat 6, Lot 33 Shirleyne Gobern, based on the following findings of fact:

- The approval is for six (6) pane over six (6) pane replacement windows;
- The stipulation on the replacement windows will have a spacer between the double panes with simulated true divided lights as reference from the Historic District Commission, Procedures and Standards Guidebook, Section (F) Windows, Window Materials (page 15);
- The approval for the window replacement is for the three buildings on the property: Doll House Cottage, Three Sisters, and the Corner Cottage; and
- The buildings are part of the fabric of the Historic District Commission.

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

Maryann Simonelli. Plat 6, Lot 33. Application by Maryann Simonelli to add a window and replace a door. The application was deferred as no one was in attendance for the meeting.

Mr. Gilpin made a motion, seconded by Ms. Ball, to defer the application for Plat 6, Lot 33, Maryann Simonelli.

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

Preliminary and Final Review:

Taylor Geer & Edward J. Stover. Plat 6, Lot 84. Application by Edward Stover for conversion of gabled porch roof to deck, addition of stairs from 1st floor patio to deck, conversion of NE dormer window to entrance door.

Edward Stover property owner presented. Mr. Stover explained the process of converting to a mixed use for the building; the first floor is designated for commercial space and the upper floor will be living space. The original plan was to locate the stairs and deck on the south elevation, but due to setbacks this was not an option. Mr. Stover stated he worked with Mark Kildea owner of Stix Man Construction Inc. and the result is being presented tonight:

- The intent is to make the proposed construction look original to the house that was built in 1993.
- A staircase located on the porch will run from the south side up, which gives entrance to the residential second floor story.
- The gable porch roof will be converted into a deck.
- The support posts will extend upwards and will be capped.
- The window will be replaced with a wooden door on the northeast corner closest to the street.

Mr. Gilpin suggested a wire cable railing on the upper level. Mr. Vaillancourt, Mr. Riordan, and Ms. McQueeney preferred the balusters over the cables. Ms. Ball's preference is for the wire cable. Ms. McQueeney suggested square instead of turned balusters on the upper and lower decks.

Mr. Riordan made a motion, seconded by Mr. Penn to approve Plat 6, Lot 84, Taylor Geer & Edward Stover conversion of gabled porch to deck, addition of stairs from first floor patio to deck, conversion of NE dormer window to wooden entrance door as presented.

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

3 Nays (McQueeney, Gilpin, Ballard)

Signs:

Taylor Geer & Edward J. Stover. Plat 6, Lot 84. Application by Mary Stover of Beach Real Estate to install new signs.

Mary Stover business owner of Beach Real Estate presented. Ms. Stover explained they are moving their signs from their current location to the new location on Chapel Street. The application included size, color, letter height and location of the signs.

Mr. Ballard made a motion, seconded by Mr. Gilpin, to approve Plat 6, Lot 84 Taylor Geer & Edward Stover to install new signs based on the following findings of fact:

- The approval is for the signs as presented; and
- The approved signs conform to the standards of the Zoning Ordinance, Section 504.

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

0 Nays

BIEP, LLC. Plat 5, Lot 10. Application by Peckham Inc. for Old Island Pub for an A-frame sign.

Nat Gaffett, business owner of Old Island Pub presented. Mr. Gaffett explained he seeks approval for an A-frame sign that sits on the patio; which is ten (10') feet from the property line. The A-frame is a chalk board as shown in the photographs.

Ms. McQueeney made a motion, seconded by Mr. Riordan, to approve Plat 5, Lot 10 Peckham Inc. for Old Island Pub for an A-frame sign based on the following findings of fact:

- The approval is for an A-frame chalkboard; and
- The proposed sign meets the requirements under Section 504(C)(2d) of the Zoning Ordinance for portable A-frame signs.

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

0 Nays

Old Business

Discuss/Act on revision of the Town of New Shoreham Zoning Ordinance Article 5- Section 504 – Signs (B).

This item was deferred to the next meeting.

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

Terri Chmiel reported on the following number of violations issued:

- 34 Notice of Violations issued
- 5 Second Notice of Violations issued
- 9 Release of Notice of Violations
- 20 Releases still need to be issued

Discussion ensued about streamlining, possibly switching the sign regulations from the Zoning Ordinance to the General Ordinance. Mr. Penn suggested a meeting with Kathy Merolla to discuss options.

Discuss/Act on trash compactors.

This item was tabled.

Adjournment

Mr. Gilpin made a motion, seconded by Ms. McQueeney, to adjourn the meeting at 8:45pm.

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

Respectfully submitted,

Teressa L. Chmiel

Administrative Assistant Building & Land Use Department

Approved: December 15, 2014