

Minutes
Historic District Commission Meeting
Tuesday, July 22, 2014
Town Hall Meeting Room, Old Town Road
7:00pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, Douglas Gilpin, Dennis Riordan, Mark Vaillancourt, and Claire McQueeney. Absent: 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 7:00pm.

Matters from the Public not on the Agenda

No public comment at this time.

Mr. Penn clarified a correction on the agenda under item F(3) change and replace the word “Future” to “Existing” (mobile farm stands)

Approval of Minutes of May 19, 2014, May 23, 2014 and June 17, 2014

The minutes of May 19, 2014 were not ready at the time of the meeting.

Mr. Gilpin made a motion, seconded by Mr. Vaillancourt, to approval the minutes of May 23, 2014 and June 16, 2014 as presented.

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

Final Review:

BI Resorts Inc. Plat 7, Lot 7. Application by Steven Draper to modify (revisit) east elevation on stair and railing design.

Seth Draper, on behalf of his family, presented. Mr. Draper is asking approval for a new glass railing system. He explained the submitted information does not meet the building code; therefore he is presenting a different design that he distributed to the Commission. The proposed glass railing system is a modern theme keeping some tradition elements. The railing height will be 42” as mandated by the building code for a commercial building. The proposed glass panes will measure 34” high from the bottom of the panel and will be slightly frosted for some privacy. Mr. Penn polled the commission on the new railing element:

Mr. Gilpin – this works in limited situations with specific properties and particular view shed areas

Ms. Ball – in favor of an alternative railing systems, in part because the code change has the potential to become busy with the higher rails and narrower gaps. The older hotels with the older porch railings did not have a feeling of clutter in order to meet code.

Mr. Vaillancourt – facing the ocean the railing system is in keeping with the theme design.

Ms. McQueeny – in favor of the design for this location.

Mr. Gilpin made a motion, seconded by Mr. Vaillancourt to approve the east elevation railing design for Plat 7, Lot 7, BI Resorts, Inc based on the following findings of fact:

- The approval is the new reconstructed building, specifically the guardrail on the east side in order to meet the building code of 42” in height;
- The applicant is proposing to use C.R. Laurence Company glass rail system with brushed stainless steel newel posts;
- The approval is for a hardwood cap rail;
- The glass panels will be set approximately 4” off the supporting framework; and will have
- Frosted glass up to approximately 24” above the deck.

Stipulation:

- This application and approval is specific to this product, in this location, to this particular building.

4 Ayes (Ball, Gilpin, McQueeny, and Vaillancourt)
1 Absent (Ballard)

2 Nays (Penn and Riordan)

A brief discussion between the applicant and the Commission on the preference of material for the staircase; the consensus was for a stone staircase.

Block Island Land Trust. Plat 7, Lot 1-1. Application by Barbara MacMullan to install a 20’ long split rail fence.

Barbara MacMullan presented. Ms. MacMullan explained the Block Island Land Trust would like to install a twenty (20’) foot long fence along the bluff, located past the old foundation. She is seeking approval; because of a safety issue. The fence would be a visible impediment to the narrow pathway that is a result from the bluff eroding. Mr. Gilpin suggested to the applicant consideration of a traditional Block Island flat board fence versus the proposed split rail. Ms. MacMullan concurred with the suggested of flat board fence. Ms. McQueeny thanked the applicant for the good stewardship of the Block Island Land Trust.

Mr. Penn made a motion, seconded by Mr. Gilpin, for the approval of a 20’ long traditional board fence for Plat 7, Lot 1-1 Block Island Land Trust based on the following findings of fact:

- The approval is for a tradition flat board fence;
- The length of the fence will block access to the bluff; and
- The approval is for 6”x6” posts and 1”x8” traditional flat boards.

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

Sign Application:

Block Island Land Trust. Plat 7, Lot 1-1. Application by Barbara MacMullan for a new sign.

Barbara MacMullan presented. Ms. MacMullan wishes to install a safety sign on the previously approved application for the fence.

Mr. Gilpin made a motion, seconded by Ms. McQueeney to approve signage as submitted for Plat 7, Lot 1-1 for Block Island Land Trust based on the following findings of fact:

- The approval is for the signage for the Block Island Land Trust on previously approved fence.
- The approval is for the signage as submitted.

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

BI Maritime Institute. Plat 5, Lot 64-1. Application by Susie Weissman for a new sign.

Susie Weissman, officer for BI Maritime Institute (BIMI) presented. Ms. Weissman explained BIMI wishes to replace the Smuggler’s Cove sign with a BI Maritime Institute sign. The proposed sign is the same size as the existing 3’ x 4’ Smuggler’s Cove sign; furthermore the sign matches the previously approved freestanding sign in color and font. Discussion ensued on the size of the sign in relationship to the size of the letters. The Commission suggested creating a more proportional sign by eliminating the white space and adding the rope motif to the bottom of the sign. The Commission asked for a mockup of the changes to the proposed sign from the applicant.

Mr. Penn made a motion, seconded by Mr. Gilpin, to approve a new sign for Plat 5, Lot 64-1, BI Maritime Institute based on the following findings of fact:

- The approval is subject to the modifications as discussed; and
- The approval is subject to final review of the sign.

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

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

Caren Ford business owner of Blockheads presented. Ms. Ford explained she wishes to place an A-frame sign in the gravel area below the staircase. Mr. Penn stated to the applicant that as a point of fact the sign was placed at the business without approval from the Commission.

Mr. Penn made a motion, seconded by Mr. Gilpin to approve the A-frame sign for Plat 6, Lot 88 Andiamo, LLC based on the following findings of fact:

- The approval is for a double faced A-frame sign as presented for Blockheads.

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

Discussion/Act on New Elements

Trash Compactors

The Commission was in consensus that the trash compactors need to be screened. Mr. Gilpin will contact other Historic District communities on their policies and procedures. This item was tabled.

Restaurant Raw Bar Structures

Mr. Penn presented photographs of the Beachead and Channel Marker Restaurants temporary structures for raw bars. Mr. Penn asked the question “how to deal with them”. Terri Chmiel will send a letter to the two businesses asking them to submit an application for the structures and signs.

Existing Mobile farm stands

Mr. Penn discussed the current farm stand that is transported on Wednesday and Saturday mornings from the Spring House to the area in front of the Empire Theater. He reported that his research with Department of Environmental Management (DEM) encourages communities to allow farmers to sell their products but on their own sites. Ms. Ball stated that the General Law was amended by Susan Sosnowski, Rhode Island State Senator to allow farm stands on roadways. Mr. Penn decided more research is needed.

Old Business

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

Terri Chmiel reported on the following business:

- Ballards Wharf received 6 Notice of Violations (NOV)
- Settlers Rock Realty (Inn at Old Harbor) received 12 NOV
- Ned Phillips (Post Office Building) - photographs have been taken they will receive 6 NOV
- Traz Capital Partners II LLC will receive 3 NOV

New Business

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

This item was deferred to the next meeting.

Discuss the amendment to Town of New Shoreham Zoning Ordinance, Section, 504, Signs re: definition of allowable flags.

Discussion ensued whether the Zoning Ordinance should be amended. No action was taken.

Update from William Penn on the OHTF meeting re: signage and banners.

Mr. Penn reported the Old Harbor Task Force (OHTF) has the same concerns as HDC regarding signage and banners. The Planning Board is restructuring the amendment to the Zoning Board to eliminate all banners except for non-profit organization. Mr. Penn acknowledge HDC has support from OHTF on the signage issues.

Adjournment

Mr. Gilpin made a motion, seconded by Mr. Vaillancourt to adjourn the meeting at 8:30pm.

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

Respectfully submitted,
Teresa L. Chmiel
Administrative Assistant Building & Land Use Department
Approved: February 23, 2015