

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
November 18, 2015 3:30pm

MEETING HELD IN THE CAUCUS HALL ROOM

Members Present: Thom Biggert, Marcene Marcoux, Martin Risteen, Mark Westman, Laurie Delmalino, David McGlothlin

Members Absent: Lisa Pacheco Robb

Staff Present: Gloria McPherson, Town Planner

Meeting called to order by Mr. Thomas Biggert at 3:30pm

1. Administrative Reviews

- a) 258 Commercial Street – denied request for hardiplank and require wood clapboard
- b) 619 Commercial Street– requires full review moved by Thom, seconded by Ms. Marcoux, unanimous
- c) 19 Court Street– approved
- d) 58 Commercial Street– approved
- e) 170 Commercial Street– approved with pickets in the front and side and solid wood fencing along the rear
- f) 65B Commercial Street– approved, but trim has to be wood
- g) 644 Commercial Street– approved
- h) 637 Commercial Street– approved

2. Section 106 review of utility structures at 9 Ryder Street Ext., 14 Johnson Street, and 25 Tremont Street in regard to these installations impact on historic properties.

-Mr. Biggert explained the basic idea behind a Section 106 review and asked the commission if they wanted to vote to review these types of reviews.

Ms. Marcoux expressed concerns about the Section 106 reviews and believed that the issue needs to be addressed at a business meeting of the HDC and mentioned a discussion had at Town Meeting about zoning changes in regards to utility structures and accessory structures in town. She also had concerns that property owners should be notified that the commission is talking about the individual properties.

Ms. McPherson clarified that the utility structures in question have nothing to do with the portable accessory structures that were discussed at town meeting but involved cell antennas that can be placed on the top of utility poles and the like. She brought the section 106 reviews to the commission's attention because there may be concerns by the commission in regards to the visual impact these installations may have on the district.

Ms. Marcoux responded that she concerned about these types of new review without prior research.

Mr. McGlothlin appreciated that Ms. McPherson brought these Section 106 reviews in front of the commission and wondered why he had never seen one in the many years he had spent on the commission.

Mr. Westman had questions concerning the procedures behind Section 106 reviews and asked for clarification about how the commission becomes a consulting party.

Ms. Marcoux restated her concerns that were expressed earlier in the discussion.

Mr. McGlothlin wondered if the commission was under time constraints to respond to these Section 106 review.

Discussion ensued about the Section 106 issues being presented to the commission.

Motion made by Thomas Biggert to allow Gloria McPherson, Town Planner, to give a response to State in regards to Section 106 reviews and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

3. Discussion with Acting Building Commissioner Anne Howard regarding exterior AC units within the district.

-Acting Building Commissioner Anne Howard appeared before the commission to talk about exterior AC units, mainly the mini split AC units that get attached to the side of buildings.

Ms. Marcoux wondered about where the AC units fit under the HDC guidelines so the commission can understand their jurisdiction and they can work with property owners.

Ms. Howard explained the reasons why these mini split units need to be mounted to the outside of building. She also explained the reasons why it is hard to enforce the installation of these units in regards to the HDC.

Mr. McGlothlin wondered if the commission had the jurisdiction to dictate the placement of these units.

The commission discussed the placement and installation challenges presented with these mini split AC units.

Mr. Biggert looks forward to working with Ms. Howard.

The neighbor to 555D Commercial was present to make comments regarding the recent installation of mini split AC units.

4. Review and approve Minutes of the October 21, 2015 hearing

Motion made by Thomas Biggert to postpone the reading of the minutes of October 21, 2015 to the November 4th hearing and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

Public hearing opened by Thomas Biggert at 4:27

5. Public Hearings

i. Case #FY16-28

Application by Solar Rising on behalf of Rick Wrigley requesting to install 72 solar panels upon the garage structure at the property located at **232 Bradford Street, Unit 4.**

Angela Hemmila from Solar Rising and Rick Wrigley, property owner, appeared before the commission to present the proposal to install 72 solar panels.

Mr. Biggert felt the location was perfect.

No letters in the file and Mary Jo Avellar spoke in favor of the application and of solar panels in general.

In response, Mr. Biggert said that the commission wants to work with people so the placement of solar panels is sensitive.

Ms. Marcoux wondered if there would be a setback from the edge of the roof and Ms. Hemmlia answered in the affirmative

Motion made by David McGlothlin to approve case FY16-28 as presented and was seconded by Thomas Biggert. The motion passed unanimously 5-0-0.

Case #FY16-29

Application by Pavel Fiodarau on behalf of Marianne Serelis requesting to remove and replace aluminum storefront system above garage entrance and remove and replace sunroom on the south side of the building at the property located at **161 Commercial Street**.

The HDC decided to hear this application administratively.

No letters in the file and there were no members of the public present.

Pavel Fiodarau and Mariellen Serelis presented the application. The structure is not an historic building though it's in the historic district. The storefront window replacements are using Marvin windows, in a slightly smaller opening than what is currently there.

Ms. Marcoux asked about the siding, which looks like it's changing.

Ms. Serelis stated that everything will be done in cedar clapboard for uniformity.

Mr. Biggert asked if they would ever consider doing something to the street side façade to make it look more historical.

The commission had no problem with the proposed changes.

Motion made by Thomas Biggert to approve case FY16-29 as presented and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

At 5:00, a motion to adjourn was made by Thomas Biggert and seconded by Laurie Delmolino. Motion passed unanimously 5-0-0.

Respectfully submitted,

Thomas Biggert
Chair