

HISTORIC DISTRICT COMMISSION

May 6, 2009

Grace Gouveia Building- Room 6

3:30 p.m.

Members Present: Polly Burnell, Nathan Butera, John Dowd,
Marcene Marcoux, Carol Neal,
and David McGlothlin.

Members Absent: Clo Tepper

Staff: Russell Braun and Maxine Notaro

Administrative Amendments

5 Nickerson Street – Toby Everett approached the Building Inspector and pled his case. The family of Mary Hackett owns the building and one of Toby's uncles has life-time tenancy. Unfortunately the chimney decayed, was no longer used, and was taken down with the original bricks saved. No one in the family has the where-with-all to do the repair right now.

The HDC was sympathetic to the problem and understood the dilemma.

- Stephen Jaklitsch Architects PC on behalf of Marc Jacobs, **184 Commercial Street**, to install an awning

This installation has been done and was O.K.d.

- **162 Commercial Street** – discussion on railing design

The railing design around the front porch was not the one agreed to in the plan and there was a great deal of discussion on it. The conclusion was that at the end of the meeting several members of the HDC were going to examine the property and see what could remedy the issue.

485 Commercial Street -

There were minor changes requested. The windows facing the water were approved as 2 over 2 and now they want 1 over 1. Also a few changes to the deck. Maxine pointed out that based on the fact that you're approving the enlarged deck, you agreed that any change to the original plan necessitates a full review. Russell Braun said that he had asked legal counsel's opinion and the reply was that you have to use your common sense.

Motion: Move to accept the changes to 485 Commercial Street as presented.

Motion: John Dowd Seconded: Nathan Butera Vote: 5-0-0.

101 Bradford Street - The contractor said that since he last met with the HDC, we have decided that we need a foundation under the building. Also on the north elevation, the 2 windows – we want to eliminate that door and just leave it at two windows. The 2nd fl houses a utility room and since they're going to have a basement, the utilities will be housed in the basement.

Marcene M. was unhappy with the presentation and felt that since the house was going to be elevated two feet due to the foundation, it should necessitate a full review with abutters notified, etc. The rest of the Commissioners disagreed so the revised plan was allowed. Marcene persisted saying that the new plan should show existing as well as proposed elevations with measurements, show means of

egress from the back, as well as present specifics on materials to be used in the restoration.

The discussion went on for quite some time with the following resolution:

Motion: Move to vote on this project now.

Motion: John Dowd Seconded: Polly Burnell Vote: There was none.

Further discussion on 101 Bradford Street:

John Dowd.... it's a shame that someone has to get tied up with this.

Maxine N..... we have to discuss clear cut policies for the future.

Marcene M.... there still isn't enough information here in this application and it could be precedent setting.

John D. doesn't see why this needs a full hearing.

Carol N. said that these issues should be reviewed on a case by case basis.

Motion: Move to accept the plan as presented (or as drawn) and stipulate that it can't be any higher than drawn.

Motion: John Dowd Seconded: Polly Burnell Vote: 4-1 opp (MM)-0.

(Nathan Butera did not vote on this case since he hadn't heard the original plan.)

• **7 Cottage Street** – review previously approved plans

The owners are still in the process of redoing the design.

Minutes of April 1 and 15, 2009

A couple of the Commissioners made changes but the minutes were not approved by the others..... thus they cannot be posted on the web.

Informational Booklet for Applicants

Russell Braun would like to help put together a booklet that would guide applicants through the many issues they may or may not encounter in their building process. He was shown the booklet that Nathan B. was in the process of designing which would list all the by-laws adhered to by the HDC. Russ said that he would also like to include picture examples of styles, etc. Carol N. has been collecting photos for that exact purpose. Basically he wants the applicants to understand that the onus is on them for adhering to plans. Russell cannot go over all the drawings – he understands what they're about but doesn't have the time to review all of them. Maxine said that's why the drawings signed by the HDC have to match in format, scale, dimensions, etc.

Election of Officers

This subject was not discussed.

Any other business that shall properly come before the Board

Marcene said that there has been a question raised about the trap sheds on the pier. Candace Nagel spoke about the confusion between ticket booths and trap sheds and which need approval from the HDC and which do not. Marcene said that the sheds are getting bigger and a lot of people are concerned.

Russell issued the building permits because he had been told that they had been approved at a prior time. Rex McKinsey will be asked to attend the next HDC meeting.

