

HISTORIC DISTRICT COMMISSION

September 2, 2009

Grace Gouveia Building- Room 6

REDONE MINUTES

ADDITIONS AT END OF MINUTES

3:30 p.m.

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

Members Absent: David McGlothlin (unexcused absence)

Staff: Russell Braun (arr. 3:45p) and Maxine Notaro

Work Session 3:31 p.m.

Administrative Amendments

Robert Valois on behalf of ENCO Realty – **32 Bradford Street** – requested a one year time extension on ENCO’s plans.

Motion: Move to grant an extension to 32 Bradford Street until October 6, 2010.

Motion: Polly Burnell Seconded: Clo Tepper Vote: 5-0-0.

Robert Valois on behalf of Fine Arts Realty Trust – **415 Commercial Street** – requested a one year time extension on 415 Commercial Street’s plans.

Motion: Move to grant an extension to 415 Commercial Street until October 6, 2010.

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0.

•John Reis on behalf of Robert and Rachel White, 5 Soper Street – discussion on revision to plans

Maxine Notaro stepped out of the room for this hearing. A few neighbors had complained to the Building Department regarding the large addition put on 5 Soper Street. It was deemed by some of the Commissioners that the “as built” does not reflect the approved plans. Some believed the height of the roof is considerably greater than what was approved. The intention of the Commissioners was to retain the original height and now it seems to loom.

John Reis said that these plans were submitted and the biggest question was that this full gable didn’t get approved. John Dowd said that what is on the plan and what has been built are not anywhere close; he believes there’s a 3 ft difference in the plan. Russell Braun at this point entered into the discussion to agree with John Dowd and this is nowhere close to the approved plan.

The final end to this problem was that the Commissioners were going to visit the site around 1:00 p.m. the next day, September 3rd, to work on a solution to the dilemma.

Rachel White, the owner of the property, said that she had a right to know who the complainants were. She was concerned specifically about who complained.

16 West Vine Street - They want to replace the windows with 2 over 1.

Motion: Move to approve the plan as presented.

Motion: John Dowd Seconded: Clo Tepper Vote: 5-0-0.

•Joe Wheeler on behalf of Peter Fine, 14 Howland Street – replace clapboards, window trim and make detail change to door overhang.

(This was not discussed.)

82 Commercial Street

The owner submitted proposed drawings on scale. Carol Neal excluded herself from the discussion on this property. After a bit more discussion on scale and dimensions of the vents, the following motion was made:

Motion: Move to accept the two 12 X 18 vents with a smaller sill.

Motion: John Dowd Seconded: Clo Tepper Vote: 5-0-0.

427 Commercial Street

Paul Coburn spoke on behalf of Peter Stuart, the owner, who wants to replace decking and railing.

Motion: Move to accept the proposal as presented with the understanding that the railing will have captured balusters.

Motion was made, seconded, and approved by all. Vote: 5-0-0.

265 Commercial Street

Judy Cicero, the owner, wants to replace stairs and landing for her tenants. It's basically an egress that is mandated by code.

Motion: Move to approve with the stipulation that the railings will be vertical with captured balusters that will be bolted.

Motion: Polly Burnell Seconded: John Dowd Vote: 5-0-0

629 Commercial Street

The owner, JoAnn Mirshhorn seeks to replace her windows.

Motion: Move to accept the proposal as presented.

Motion: Polly Burnell Seconded: Marcene Marcoux Vote: 5-0-0.

92 Commercial Street

The owner of the property told the Commissioners about his ill-fitting windows and asked their advice for rectifying his problem. The windows are arched and are not original to the building. He was told that he could forget the arched part of the windows and just replace them with an approved window. The owner thanked them and said he'd look into windows that were available.

414 Commercial Street

This was a Housing Assistance Application and – as a consequence – it had to be decided upon within a certain timeframe. It's an opportunity for an elderly resident to replace windows, siding, as well as front and rear doors. The Commissioners said that they'd like to see what the doors will look like and they decided to do a site visit.

170 Bradford Street.

Duane Gregory, a local real estate broker, came in to see what the rules were concerning demolition for properties. She brought in pictures and the property is really in dire need of repair or demolition. Duane further said that she's been selling real estate for 13 years and this is the worst house she's ever

seen. The Commissioners decided to conduct a site visit of the house at the conclusion of the meeting; the Acting Building Commissioner will accompany them.

•Discussion on solar panels

This was put on hold.....

Minutes of previous meeting

Motion: Move to approve the minutes of the July 15th, August 5th, and August 19th meeting as amended.

Motion was moved, seconded, and approved by the appropriate people who had attended the original meetings.

July 15th meeting..... Vote: 3-0-0.

August 5th meeting..... Vote: 5-0-0.

August 19th meeting..... Vote: 3-0-0.

Respectfully submitted

E. Rogers Gaudiano

The following minutes were written by Marcene Marcoux:

5 Soper Street

Board members present at the scheduled 1:00 p.m. site visit were David McGlothlin, Marcene Marcoux and Russell Braun. The other board members did not attend.

Solutions – Option A. Keep as is with windows, two of them with construction as currently built.

Option B. Extend existing gable.

Both David McGlothlin and Marcene Marcoux voted for either Option A or Option B.

Both David McGlothlin and Marcene Marcoux voted to shift window and stairs in back and to lift up the existing skylight.

The two board members waited for John Dowd, Polly Burnell, Clo Tepper and Nathan Butera to show up for the scheduled meeting. They did not. Also present at 5 Soper Street were Rachel White, Bob White and their builder John Reis. The builder was present with past plans, present structural designs, and options to resolve the issue.

Solutions-

Options A. Keep the structure that is built as is, but add windows, two of them within the construction that is currently built.

Option B. Extend existing gable as per the sketches that Russell Braun did create and the drawing that David McGlothlin modified on site. It would cut back the stark look of the new structure and integrate the old with the new.

Both David McGlothlin and Marcene Marcoux voted for either Option #A or Option #B. Both David

McGlothlin and Marcene Marcoux also voted to shift the window and stairs in back of the house and to lift up the existing skylight.

The meeting, continued from the Wednesday scheduled meeting, was concluded at 1:43p.m.

At 3:20 p.m. John Dowd, Polly Burnell and Clo Tepper showed up at Town Hall to meet with Russ Braun, Building Commissioner to discuss what took place at the 5 Soper Street 1:00 p.m. meeting at the scheduled site visit.

John Dowd, Polly Burnell and Clo Tepper agreed in concept on option B subject to accurately delineated drawing.

John Dowd requested that Building Commissioner view progress of 4 Atwood Avenue.

The meeting finally adjourned at 3:45 p.m. September 3, 2009.

Approved by _____ on _____, 2009.
John Dowd, Chair

The following e-mail was sent by Maxine to Evelyn on Sept. 14th.

Here are the minutes that Russ took at the **170 Bradford Street site visit** with HDC members and Dua

9/2/09 HDC Site Visit at 5:00 p.m. at 170 Bradford Street

The Historic District Commission members toured the premises with Duane Gregory, Realtor. There v

He also wrote: meeting left open and **continued to 9/3 @ 1:00 p.m.** to do on-site inspection @ 5 Soper

Also, the minutes should reflect that three members of the HDC (John, Polly and Clo) showed up in Ru

Russ's notes for this are as follows: John Dowd, Polly Burnell and Clo Tepper agree in concept on opt

John Dowd requested that the Building Commissioner view progress of 4 Atwood Avenue.

Meeting adjourned at 3:45 p.m. Sept. 3, 2009.