

HISTORIC DISTRICT COMMISSION

Judge Welsh Meeting Room

November 16, 2016

Members Present: Thomas Biggert, Marcene Marcoux, Martin Risteen,
Laurie Del Molino

Others Present: Ellen Battaglini, Kathy Barrett

Thomas Biggert called the meeting to order at 3:30 p.m.

1. Work Session

- a) **Update on potential violations reported to the Building Commissioner**
No new violations or updates reported at this time since Anne Howard was not present to discuss the cases.
- b) **Determination as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; Administrative Reviews to be voted on and Full Reviews to be placed on the December 7th agenda or, if previously advertised, on the regular Public Hearing agenda below:**

- i. **8 W. Vine Street – to erect a red cedar fence between two properties**
Marcene Marcoux stated that the abutters should be notified. Thomas Biggert made a motion for a Full Review which was seconded by Martin Risteen and passed 4-0-0
- ii. **148 Commercial Street, #3 – to replace a garage door**
The door will be returned to a single garage door. Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0
- iii. **259 Commercial Street, #1 – to replace 27 windows**
Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0
- iv. **15 Center Street – to replace shingles in kind on a lower gambrel roof and replace the front face trim in kind on 12 windows**
Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0
- v. **535 Commercial Street – to replace west wall of structure with red cedar shingles**
Thomas Biggert made a motion to accept as presented which was seconded by Laurie DelMolino and passed 4-0-0
- vi. **12A Pleasant Street – to install new windows and a door, including trim, in kind**
Thomas Biggert made a motion to accept as presented with the condition that the trim be wood. Motion was seconded by Marcene Marcoux and passed 4-0-0

- vii. 258 Bradford Street – To strip and re-shingle a roof
Thomas Biggert made a motion to accept as presented which was seconded by Laurie DelMolino and passed 4-0-0
- viii. 24 Pearl Street – to replace all windows in kind and replace rear exterior staircase
Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0
- ix. 15 Winthrop Street – to replace three south-facing exterior doors with ¾ light doors
Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0
- x. 15 Alden Street – to replace a front fence in kind
Thomas Biggert made a motion to accept as presented which was seconded by Martin Risteen and passed 4-0-0
- xi. 192-194 Commercial Street – to replace two bay windows, two third floor windows and alter stair rail systems to retail spaces on the south elevation; to add a cedar fence, a wooden second and third floor egress staircase, second and third floor doors and a third floor dormer and to replace second floor windows on the east elevation; and to replace third floor windows on the north elevation
Thomas Biggert made a motion for a Full Review which was seconded by Martin Risteen and passed 4-0-0
- xii. 348 Commercial Street – to reduce the height of a fence and repair and replace rotted posts, remove pickets and cap with pressure-treated wood
The fence will be reduced from 6’ to 3’. Thomas Biggert made a motion to accept as presented which was seconded by Laurie DelMolino and passed 4-0-0
- xiii. 637 Commercial Street – to remove and replace windows, siding and rotten trim on the front of a structure
Thomas Biggert made a motion to accept as presented with the condition that wood trim be used which was seconded by Marcene Marcoux and passed 4-0-0
- xiv. 23 Commercial Street – to remove and replace existing windows and door on the front of a structure
Thomas Biggert made a motion to accept as presented with the condition that wood trim be used which was seconded by Marcene Marcoux and passed 4-0-0
- xv. 539 Commercial Street – to remove and replace windows and siding
Thomas Biggert made a motion to accept as presented with the condition that wood be used which was seconded by Marcene Marcoux and passed 4-0-0
- xvi. 422 Commercial Street – to replace 18 double-hung windows and a casement window in kind
Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0

- xvii. 22 Bradford Street – to remove and replace roofing shingles
Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0
- xviii. 157 Commercial Street – to re-shingle a structure
Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0
- xix. 9-11 Commercial Street – to remove and replace 6 windows in kind in the rear of the structure
Thomas Biggert made a motion to accept as presented which was seconded by Laurie DelMolino and passed 4-0-0
- xx. 382 Commercial Street – to rebuild an overhang on the front of a structure
William Phillips addressed the Commission and stated that red cedar shingles will be used. Thomas Biggert made a motion to accept which was seconded by Marcene Marcoux and passed 4-0-0
- xxi. 177 Commercial Street – to replace siding in kind
Thomas Biggert made a motion to accept as presented which was seconded by Martin Risteen
- xxii. 11 Tremont Street – to demolish a portion of an addition and to replace a deficient foundation with a crawl space
Thomas Biggert made a motion for a Full Review which was seconded by Marcene Marcoux and passed 4-0-0
- xxiii. 634 Commercial Street – to remove and replace roofing shingles
Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0
- xxiv. 194 Bradford Street – to remove and replace existing deck
Thomas Biggert made a motion for a Full Review which was seconded by Marcene Marcoux and passed 4-0-0
- xxv. 157 Commercial Street – to replace an exterior staircase on a north elevation
Thomas Biggert made a motion for a Full Review which was seconded by Marcene Marcoux and passed 4-0-0
- xxvi. 3 Court Street – to remove and replace 20 windows
Deborah Paine, representing the owners, presented information regarding the windows to the Commission. Martin Risteen and Thomas Biggert have seen the structure. Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0

- c) **Appoint a subcommittee to act on, at the Special Meeting posted to take place after the public meeting, those agenda items from (b) above that were determined to require Administrative Review.**

The Administrative Reviews were voted on by the full committee negating the need for a sub-committee.

- d) **Review and approval of minutes of the meetings of January 20, March 3, May 18, and 6/15.**

2. PUBLIC HEARINGS

- a) **Case #FY17-033 (continued from the meeting of October 19)**

Application by Regina Binder, on behalf of Cynthia Binder, (and Keith Hutching, Builder), requesting to modify an approved plan for a cottage addition to comply with FEMA building requirements and with State Building Code requirements for ridge height and knee walls to the structure at the property located at 242 Bradford Street

Regina stated they had corrected the window size, and Thomas Biggert commented that the proportions looked good. Regina discussed the project, and Marcene Marcoux commented that it is a complicated case as the initial proposal that has expired had followed the cottage policy and was approved but had never been built. However the present request has changed the height to 24 feet and additionally proposes a second story, and both contradict the HDC's accessory policy, and also its cottage policy. To approve the application as presented creates a conundrum and places our policies in a contradiction that remains problematic. Therefore, we cannot approve the plan as presented. Laurie DelMolino stated she agrees and would support the original plan, and Martin Risteen stated that the site is significant. Marcene Marcoux commented that the plan shows good faith, but needs to follow both the cottage and the accessory policy. Regina discussed the possibility of withdrawing without prejudice, however, the owner decided that she wanted to return and continue the discussion. Thomas Biggert made a motion to continue to the next meeting on December 7th which was seconded by Marcene Marcoux and passed 4-0-0. Ellen Battaglini stated that a Time Waiver has been signed.

- b) **Case #FY17-049 (request to withdraw without prejudice)**

Application by Ted Smith, Architect, LLC, on behalf of Tom Tannariello, requesting to add a full second story to a half-story structure and to reconfigure and relocate doors and windows on all elevations of the structure located at 12 Cudworth Street

Thomas Biggert made a motion to allow application to be withdrawn without prejudice which was seconded by Laurie DelMolino and passed 4-0-0

c) **Case #FT17-055** *(continued from the meeting of October 19)*

Application by William N. Rogers, II, on behalf of Russell Davies, requesting to add a 20' by 22' second floor addition extending over an existing northwest first floor wall that includes a cantilevered deck on the southwest elevation of the structure located at 23 Winthrop Street, #E5

Gary Locke presented options A & B which were newer versions of past plans and more in keeping with HDC by-laws and the cottage policy, and asked to continue the process. He stated he is not asking for approval at this time, but is asking for feedback from the Commission. The Commission favored option B and Gary Locke stated the eave height on the right would be reduced. Thomas Biggert made a motion to continue to the next meeting on December 7th which was seconded by Marcene Marcoux and passed 3-0-0 (Martin Risteen recused himself).

d) **Case #FY17-060**

Application by Jeffrey Mulliken & Elbert Ruff requesting to extend a roofline with a new 12/12 pitch and add new shed dormers on the main structure and to add a half story and a recessed one-story connector to the main structure on a cottage at the property located at 34A Pearl Street

Jeffrey Mulliken presented changes made to address the Commissions prior comments and suggested changes. Three letters from abutters were read aloud by Thomas Biggert and Marcene Marcoux. The members discussed the size of the structure. Thomas Biggert stated that it is not historic to connect the shed to the main building. Members suggested: South Elevation - keeping door and window at original elevation and the windows should be 6 over 6, and rebuild the chimney; East Elevation – 6 over 6 for windows; West Elevation – B windows replaced with A, cut back 3' on second floor, and slide dormer to the right; and North Elevation – come back with options, possibly alter roof pitch and possibly change windows. Members also discussed that the cottage is 16x12 and will be 8" higher than the house. Jeffrey will provide a new roof plan. Thomas Biggert made a motion to continue until the next meeting on December 7th which was seconded by Laurie DelMolino and passed 4-0-0. Need a Time Waiver that was signed.

e) **Case #FY17-065** *(continued from the meeting on October 19)*

Application by Ron Kollen requesting to replace an existing 6' x 8' shed with a 10' by 12' shed at the property located at 572 Commercial Street

Mark Wisneski presented to the Commission. Two letters from abutters were read. The new height, to be consistent with zoning, will be reduced to nine feet. Thomas

Biggert made a motion to accept as presented which was seconded by Martin Risteen and passed 4-0-0

f) **Case #FY17-069**

Application by Deborah Paine, Inc., on behalf of Reuben Reynolds & William Casey requesting to move a front door on the south elevation approximately 18-24" to the west to align with a window and chimney on the structure located at 3 Court Street
Deborah Paine presented saying the house was built around 1830 and went from a Federal to a Victorian. She stated that moving the door would give symmetry. One letter of approval from an abutter was read. Thomas Biggert made a motion to accept as presented which was seconded by Laurie DelMolino and passed 4-0-0

g) **Case #FY17-078**

Application by Tom Thompson, on behalf of Clyde Mellert, to replace a previously approved skylight with a larger unit on the north elevation of the property located at 389 Commercial Street
An associate of Tom Thompson presented. Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0

h) **Case #FY17-082**

Application by Don DiRocco/Hammer Architects, on behalf of Frank Pantano requesting to add a 126 sq ft single-story addition and two roof dormers to an existing two-story structure, to replace existing aluminum siding with red cedar clapboards and to add a new red cedar-shingled roof on the structure at the property located at 11 Bradford Street
Kevin Bazarian and Frank Pantano presented stating this is the same application as the previous proposal which was approved but that the chimney was now remaining. Thomas Biggert made a motion to accept as presented which was seconded by Laurie DelMolino and passed 4-0-0

i) **Case #FY17-085**

Application by Philip Scholl & Scott Powell requesting to replace two bay windows, two third floor windows and alter stair rail systems to retail spaces on the south elevation; to add a cedar fence, a wooden second and third floor egress staircase, second and third floor doors and a third floor dormer and to replace second floor windows on the east elevation; and to replace third floor windows on the north elevation of the structure at the property located at 192-194 Commercial Street
Philip Scholl and Scott Powell presented. They noted they are working with neighbors and are now proposing a 6' fence (neighbor Brian DeLaurentis spoke and stated he had no objections to the fence as presented) but the fence will be determined at a

later date. There was one letter approving the plan. Scott stated that the property was originally co-joined. Martin Risteen visited the site and was enthusiastic about the plan and Laurie DelMolino shared her agreement with Martin. Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 4-0-0

3. Any other business that shall properly come before the Committee
Some of the HDC minutes previously approved were signed by Thomas Biggert. Thomas Biggert made a motion that the recording secretary should be paid for attendance at the meetings as well as time spent typing the minutes. It was seconded by Marcene Marcoux.

Respectfully submitted:

Katherine Barrett