

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 13th March, 2019

The Historic District Commission held a public hearing and special meeting on Wednesday 13th March, 2019 at 7:30p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: John Cunningham, Randall McCartney, Reno Migani, Susanna Smith, Ann Street and Alternates Teresa Buchanan and Michael Mancini. Absent: Alternate Michael Sulzbach.

PUBLIC HEARING

The meeting was called to order at 7:33p.m. Clerk Susanna Smith read the legal call of the meeting.

#806 – Debra L. & Francis X. Gregory, to demolish a rear one-story addition and garage and replace them with a two-story addition, all on property located at 296 Old Whitfield Street, Assessor’s Map 33, Lot 16: Frank and Debra Gregory introduced themselves along with architect Adam Hoffner. Mrs. Gregory explained that the main part of the house was original but at some point a rear addition for a kitchen was tacked on which did not really match the house and at another later point a garage was added. She said the structures were not in good condition, the garage was falling down and the kitchen was not functional. Mrs. Gregory added that the layout of the second floor of the original house was awkward and there was only one bathroom for the five residents. She said she would like to remove the rear addition and garage and replace them with a 2-story addition. Mr. Cunningham asked what would happen to the driveway if the garage was removed. Mr. Hoffner replied that it would remain the same but with pavers where the garage had been. Mr. Cunningham asked if all the setbacks would be met and Mr. Hoffner replied yes. Mr. Migani assumed that the overhang was over the stoop area only and Mr. Hoffner said that was correct. Ms. Street queried the windows. Mr. Hoffner replied that Marvin Integrity would be installed. Mr. Migani said the casement windows would have a screen that was not visible from the outside and Mr. Hoffner agreed that was correct. Ms. Street queried the foundation, lighting fixtures and gutters. Mr. Hoffner replied that these had not yet been specified. He added that there would probably be lighting fixtures on either side of the double French doors. Mr. Migani asked if there would be a Bilco door in the foundation and Mr. Hoffner replied no. Mr. Gregory stated that he may return in the future for permission for a barn-like shed. Ms. Street asked if a demolition permit was required. Mr. Gregory replied that he had not yet explored that matter with the Town. Ms. Street asked if the windows would be white and Mr. Hoffner replied yes. Ms. Street recommended working in a third color in order to make the bay window stand out. Mr. Hoffner stated that he had drawn up the plans for the Gregorys as a favor and that he would not be overseeing this project in any way. No-one spoke for or against the application.

The public hearing was closed at 8:04p.m. and was followed immediately by the special meeting.

SPECIAL MEETING

#806 – Debra L. & Francis X. Gregory, to demolish a rear one-story addition and garage and replace them with a two-story addition, all on property located at 296 Old Whitfield Street, Assessor’s Map 33, Lot 16: Ms. Street said she thought this was a very nice proposal in spite of the

fact that the addition was almost the same size as the original house. Mr. Cunningham made a motion, seconded by Mr. McCartney, to approve the application as submitted with the following stipulations: 1) All exterior lighting must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Subcommittee appointed is Reno Migani and Michael Mancini. The motion to approve was carried unanimously with Cunningham, McCartney, Migani and Smith voting in favor.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice (2/20/19), \$32; Katharine Stewart, secretarial services. Mr. Cunningham seconded the motion and it was carried unanimously.

The meeting was adjourned at 8:12p.m.

Respectfully submitted,

Katharine Stewart
Recording Secretary