

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 21st March, 2018

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 21st March, 2018 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: John Cunningham, Susanna Smith, Ann Street and Alternate Teresa Buchanan. Alternate Michael Mancini joined the meeting in progress (7:06p.m.). Excused: Randall McCartney and Reno Migani. Absent: Alternate Michael Sulzbach.

PUBLIC HEARING

The meeting was called to order at 7:04p.m. Alternates Buchanan and Mancini were appointed to act in the absence of regular members.

#786 - James M. and Ann R. Rae, to add an addition on the southwest corner of a dwelling located at 180 State Street, Assessor's Map 46, Lot 129 (continued from 21st February, 2018):

James Rae stated that he thought some sketches had been submitted which were not to scale. He said he had talked to Anderson Surveyors and could provide more detailed drawings to be discussed later. Ms. Street explained that the Commission had to make a decision within 65 days of the public hearing which was today. There was also some confusion because Mr. Rae's contractor had sent an email asking that this application be removed from the agenda for now. Ms. Street said the Commission could deny the application without prejudice and Mr. Rae could re-file a new application at any time. Mr. Rae said that was what he would like to do. No-one spoke for or against the application. Later, during the regular meeting, Mrs. Smith made a motion, seconded by Mr. Cunningham, to deny this application without prejudice because the Commission did not have enough detailed information upon which to base a decision. The motion to deny without prejudice was carried unanimously with Cunningham, Smith, Buchanan and Mancini voting in favor.

#787 - Laura Weekes, for renovations, including but not limited to, roof/window replacements, chimney repairs, and new garage/fencing, all on property located at 84 Church Street, Assessor's Map 46, Lot 20 (continued from 21st February, 2018):

Laura Weekes stated that she would like to install a stainless steel cable railing system on her front porch so it would be less visible. Earlier Ms. Weekes had emailed a catalogue cut of the proposed railings. She said she wished to install 34" high sections. In response to a question Ms. Weekes said the porch was 26" off the ground. Mr. Cunningham asked if the steps would be redone and Ms. Weekes replied no. Ms. Street was concerned saying wire railings were more for a rear deck and not the front porch of an historic house. Ms. Weekes replied that she felt fancy spindles did not fit with her porch columns which were very plain. Ms. Street thought the porch may have had turned spindles at some point which could have deteriorated and been removed. Regarding the porch gutters Ms. Weekes said her plan was to run the gutters along the porch roof with downspouts on each side running down the front of the house with a slight pitch in the middle of the porch roof to run water to each side. Earlier she emailed a rough drawing of this proposal. Ms. Weekes noted that at present the gutters came down the columns. No information was submitted on the proposed new garage. No-one spoke for or against the application. Later, during the regular meeting, during discussion Ms. Street said the gutters should be painted according to their

background color. Mr. Cunningham said the gutters should stay on the trim detail. He also agreed with Ms. Street that cable railings were not appropriate for the front of an historic house. Mr. Cunningham suggested Ms. Weekes research whether or not the railings were required under the building code. If not then she would have more choice on the style of the railing to be used. Mrs. Smith thought a different style of cable railing such as fret work might look better. Mrs. Smith made a motion, seconded by Mr. Cunningham, to approve the gutters for the front porch with the recommendation that they be painted to match the background material, and to deny without prejudice the stainless steel cable railing system for the front porch because it was not appropriate, and the proposed new garage because no detailed information was submitted upon which the Commission could base a decision. Subcommittee appointed is Reno Migani. The motion was carried unanimously with Cunningham, Smith, Buchanan and Mancini voting in favor.

#788 - Jeremy & W. Bayard Cutting and Ellen C. Lange, to extend an existing fence on property located at 149 State Street, Assessor's Map 46, Lot 123:

Bayard Cutting stated that he had an existing stockade fence which he wished to extend over to his house in order to enclose his two dogs. The fence would be 6ft. high and would be a standard stockade fence. Mrs. Smith asked if it would be painted or allowed to weather. Mr. Cutting replied that it would be allowed to weather. He also mentioned that it would have a gate installed backwards so it was less visible. No-one spoke for or against the application. Later, during the regular meeting, Mr. Cunningham made a motion, seconded by Mrs. Smith, to approve the application as submitted with the addition of a gate as described at the public hearing held tonight. Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with Cunningham, Smith, Buchanan and Mancini voting in favor.

#790 - Laura J. Weekes, to remove the main chimney, replace an existing light post, add a new garage, and install a propane tank, all on property located at 84 Church Street, Assessor's Map 46, Lot 20:

Mr. Cunningham suggested that instead of a light post Ms. Weekes could install a light bollard at 36" high. A full cut off fixture would push light on to the ground rather than up on the porch. Ms. Weekes liked this suggestion. She stated that she wished to remove the main chimney and patch the roof because the chimney was creating problems with the interior renovations. She said she also wished to switch from heating oil to natural gas but the Town had a moratorium in place because Church Street was paved relatively recently. Therefore, in the interim, she wished to install a propane tank which would be installed along the rear addition near the driveway where it would be less visible. No information was submitted for the proposed new garage. No-one spoke for or against the application. Later, during the regular meeting, Mr. Cunningham made a motion, seconded by Ms. Buchanan, to approve the removal of the main chimney and associated repairs to the roof; to approve replacement of the existing light post. The Commission recommends using a 36" high full cut off bollard. The final fixture must be reviewed with and approved by the subcommittee prior to purchase and installation; to approve the installation of a propane tank. The Commission recommends that the largest tank possible allowed by the building code for this location be installed. The proposed new garage was tabled pending submission of more detailed information. This should include but is not limited to, to-scale drawings and a material/color palette. Subcommittee appointed is Reno Migani. The motion was carried unanimously with Cunningham, Smith, Buchanan and Mancini voting in favor. The application for a proposed new garage was continued to 4/18/18.

#791 - TMB Financial Solutions, to install an outdoor advertising sign on property located at 96B

Broad Street, Assessor's Map 39, Lot 37: Ms. Street asked about the dimensions of the sign. John Kuehnle replied that it would be 53" long by 24" high. Ms. Street noted that signage was allocated by building and not by business and asked if there was sufficient allowance for this sign. Mr. Kuehnle replied yes. He added that the sign would be installed facing north towards the parking lot. Materials will be aluminum and composite. There will be no exterior lighting. No-one spoke for or against the application. Later, during the regular meeting, Mr. Cunningham made a motion, seconded by Mrs. Smith to approve the application as submitted with the following stipulation: 1) No exterior lighting was requested or approved. If, in the future, lighting is required it must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Subcommittee appointed is Michael Mancini. The motion to approve was carried unanimously with Cunningham, Smith, Buchanan and Mancini voting in favor.

#789 - Breakwater Books, to install an outdoor advertising sign on property located at 81

Whitfield Street, Assessor's Map 39, Lot 90: The applicant was not present but Ms. Street said she had talked to the applicant today. The sign will be hung in front of the front door perpendicular to the street so it can be seen by pedestrians. Sign size is 20" x 35" and its height will be more than 8ft. above grade. Mrs. Smith queried material. Ms. Street replied vinyl. No-one spoke for or against the application. Later, during the regular meeting, during discussion the Commission did not feel that it would be possible to install the sign at 8ft. above grade. Mr. Cunningham made a motion, seconded by Mr. Mancini to approve the application as submitted with the following stipulations: 1) The final location of the sign must be reviewed with and approved by the subcommittee prior to installation. 2) Subcommittee appointed is Ann Street. The motion to approve was carried unanimously with Cunningham, Smith, Buchanan and Mancini voting in favor.

The public hearing was closed at 7:45p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Correspondence: An email was received from Christopher Widmer, 94 State Street, requesting an extension to his COA #681-16 for a gas meter. Mr. Cunningham made a motion to approve an extension of one year. Mr. Mancini seconded the motion and it was carried unanimously. This Certificate will now expire on 9/19/18

Approval of Bills: Mr. Cunningham made a motion to approve the following bill: Katharine Stewart, secretarial services. Ms. Buchanan seconded the motion and it was carried unanimously.

The rest of the agenda was tabled due to the inclement weather and the meeting was adjourned at 8:05p.m.

The next meeting of the Historic District Commission will be held on Wednesday 18th April, 2018 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted: _____ Katharine Stewart, Recording Secretary