

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 17th May, 2017

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 17th May, 2017 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:00p.m. Ms. Street stated that the applicant for COAA #773 (148 Whitfield Street) had a conflict with the Planning & Zoning meeting so the order of the agenda would be changed to review this application first. Mr. McCartney said he was willing to present his application last. The Commission agreed to these changes. Clerk Randall McCartney read the legal call of the meeting. Alternates Buchanan and Mancini were appointed to act in the absence of regular members.

#773 - PMM, LLC, to add a 2-story addition and ambulance parking space on property located at 148 Whitfield Street, Assessor's Map 33, Lot 6: Philip Marotta submitted a package of information (Exhibit #773-1). He explained that there was an existing concrete patio which was built about 12 years ago. He wished to add a 2-story addition on this patio in order to add a bathroom and create a bedroom suite. Mr. Marotta said he would not be increasing his occupancy. The addition would be 300SF on each floor, on the south side of the building. There was an area of paving in the front which would be for ambulance parking. Ms. Street said that the Commission was charged with reviewing the details of a project so she queried the windows. Mr. Marotta replied that he would be re-using the existing windows, just pulling them outwards. He added that the clapboards and color would match existing. Ms. Buchanan asked what would happen to the roof. Mr. Marotta replied that this would have to be addressed as the project progressed. He added that he had a plan for this and that it would not be visible. He showed a side section drawing noting that clapboards would be 5½" to the weather (cedar). There will be no skylights. Mr. McCartney felt a portion of the wall and roof would be visible. Mr. Marotta agreed saying 2ft. would project out. Ms. Street queried gutters. Mr. Marotta replied that all the water would be going towards the back to an existing gutter. Ms. Street asked about the underside of the roof soffit. Mr. Marotta replied that it would be cedar like existing. The flat roof will be a rubber membrane and the new pitched roof will be architectural asphalt shingles, the same as existing. Ms. Buchanan queried lighting. Mr. Marotta replied that there would be no new lighting. Ms. Street warned that any changes to the project would require Mr. Marotta to start his proposal over again. No-one spoke for or against the application. (See below).

#771 - Robert J. and Eleanor S. Hartmann, to replace a crushed stone driveway with black top, on property located at 141 State Street, Assessor's Map 46, Lot 123A: Robert and Eleanor Hartmann showed photographs of their property and surrounding properties (Exhibit #771-1[A-G]) and a paving estimate with dimensions of the area to be paved (Exhibit #771-2). Mrs. Hartmann said a crushed stone driveway had been installed years ago but now medical problems had arisen and they wished to change the surface to blacktop to improve accessibility.

IN FAVOR:

Bayard Cutting, 149 State Street, said he was in favor of this project. He said there were plenty of other houses on the street with blacktop driveways. Mr. Cutting pointed out that the driveway at 141 State Street had quite a steep grade so the gravel migrated out onto the road and had to be pulled back.

Glenn Weston-Murphy, 153 State Street, said he supported this application. He added that he was troubled by gravel across the sidewalk which interfered with his wheelchair so he felt the blacktop would be an improvement and would be in keeping with the neighborhood.

OPPOSED:

No-one spoke in opposition to the application.

Later, during the regular meeting, Ms. Buchanan made a motion, seconded by Mr. McCartney, to approve this application as submitted. Subcommittee appointed is Teresa Buchanan. The motion to approve was carried unanimously with McCartney, Smith, Buchanan and Mancini voting in favor.

#772 - Tracy Calafiore, to replace front steps and walkway on property located at 76 Broad Street, Assessor's Map 39, Lot 35: Tracy Calafiore said her front stoop was crumbling and needed to be reset. She said she would like to enlarge this and widen it by 1ft. on either side. Ms. Calafiore said she would be using real stone not block. No-one spoke for or against the application. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Mrs. Smith, to approve the application as submitted. Subcommittee appointed is Susanna Smith. The motion to approve was carried unanimously with McCartney, Smith, Buchanan and Mancini voting in favor.

#770 - Randall and Elizabeth McCartney, to install a patio and firepit, on property located at 50 High Street, Assessor's Map 33, Lot 81: Randall McCartney recused himself and stated that he wished to install a bluestone patio and firepit. Mr. McCartney said he had submitted a copy of a survey marked to show the location of the patio – between the garage and the rear of the house where the kitchen was. Firepit will be natural gas. Mr. McCartney said final materials were not yet decided. Ms. Street queried lighting. Mr. McCartney replied that there would be no new lighting. No-one spoke for or against the application. Later, during the regular meeting, Mr. Mancini made a motion, seconded by Mrs. Smith, to approve the application as submitted with the following stipulations: 1) Final design of the fire pit and all final materials must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Subcommittee appointed is Reno Migani. The motion to approve was carried unanimously with Smith, Buchanan and Mancini voting in favor. Mr. McCartney recused himself and did not take part in the discussion or vote on this application

#769 - James M. and Ann R. Rae, to install a railing on steps to the front entrance, and a cupola on a shed on the west side of a dwelling on property located at 180 State Street, Assessor's Map 46, Lot 129 (continued from 4/19/17): The applicant was not present so this item was tabled. Later, during the regular meeting, Ms. Buchanan made a motion, seconded by Mr.

McCartney, to continue this application to 6/21/17 because none of the information requested by the Commission had been submitted. The motion to continue was carried with McCartney, Smith, Buchanan and Mancini voting in favor.

The public hearing was closed at 7.42p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Public Forum: 1) 33-37 Fair Street, Assessor's Map 39, Lot 28: Doug Williamson introduced himself and said he was considering purchasing this property. It consisted of two separate houses built at different times and in different styles. Mr. Williamson said the houses would be difficult to work with so his thought was to relocate one of the houses fifty feet to the north and make it a separate building. Mr. McCartney wondered if there was enough room on the property to do this without causing set back issues. Ms. Street asked if it would be an accessory structure. Mr. Williamson replied yes. Ms. Street said usually an accessory building was a percentage of the main building and she felt this house might be too large to be an accessory building. Mr. Williamson said he had been an historian and preservationist for a long time so he did not look at this change lightly. Ms. Street felt one question would be how to make the houses useful. She asked if the houses were separated would it be by enough so that the two buildings were completely separate or would they just be separated enough so that they were technically not joined. Mr. Williamson said his idea was to separate them and put a driveway between them. Ms. Street noted that there was nothing like this in the downtown area. She wondered how it would be sited and how to explain it in a visual way – past and present. She suggested a fence. Mr. Williamson thought if it was set back and kept the same that this would help. He also said to treat the houses properly would require a lot of money and if he could not carry out this proposal then he would not purchase the property. Ms. Street explained that the Commission had to respond to specific information so it could not say yes or no tonight. It could write letters and continue to work with Mr. Williamson. Ms. Street thought the Commission needed to look down the road and say what its goal was for the property. **2) 203 Whitfield Street, Assessor's Map 33, Lot 53 (Ann and Todd Fanciullo): Preliminary discussion of rehabilitation project:** These residents were not present so this item was tabled.

#773 - PMM, LLC, to add a 2-story addition and ambulance parking space on property located at 148 Whitfield Street, Assessor's Map 33, Lot 6: Mr. McCartney said part of this project was visible from the street but no elevation drawings had been submitted and that he had a problem with that. Ms. Street agreed that this was her initial thought but as Mr. Marotta talked during the public hearing it became clear that the new addition would be matched to existing materials so she felt the Commission had received as much detail as was available. Ms. Buchanan agreed with Mr. McCartney and said she was not comfortable with the configuration of the roofs, etc. Ms. Street replied that the Commission's purview was to review what was visible from the street and she asked if it had the right to require professional drawings which would be expensive. Ms. Buchanan pointed out that this was requested from other applicants. Ms. Street suggested exploring what Mr. Marotta had submitted to PZC and see if the Building Department was receiving more detailed material. Mr. McCartney felt the Commission had not definitively been shown what Mr. Marotta planned to do. Ms. Street said after talking to him the Commission had a good idea verbally of what would be done.

PUBLIC HEARING (continued)

Philip Marotta rejoined the meeting and the public hearing was reopened at 8:30p.m. Ms. Street explained that the Commission was concerned about the level of detail which was insufficient. She said it needed drawings so it understood what would be built and after the work was completed the Commission would know that the work had been carried out in accordance with the drawings. Mr. Marotta said if he gave the Commission another drawing nothing was going to change. He added that he could provide dimensions. Ms. Buchanan said for new construction architectural plans with details were needed and that she would like to-scale drawings. Mr. Marotta submitted a portion of an A2 survey showing the addition topographically on the lot (Exhibit #773-2). He said this could go back 3ft. to 6ft. Ms. Buchanan pointed out that this was usually determined beforehand and not in the field. She said again that she would like a to-scale drawing showing what was going to happen with the roof configurations exactly and what the windows would look like with measurements. Ms. Street noted that the windows were being reused but a narrative was needed on how this would be done. The Commission agreed that it needed information on the following: materials, trim, corner boards, soffits and roof material, a scale drawing of the elevations with some indication of how the roof joints would work, guttering if any, windows drawn to scale. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Mrs. Smith, to continue this application to 6/21/17, pending submission of more detailed information. The motion to continue was carried unanimously with McCartney, Smith, Buchanan and Mancini voting in favor.

The public hearing was closed again at 8:40p.m.

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 19th April, 2017. Mrs. Smith seconded the motion and it was carried unanimously.

Correspondence: **1) Notice from Patricia Klindienst/Louis Mackall** of application for a permit to demolish a barn at 295 Clapboard Hill Road after a catastrophic collapse. Ms. Street said she had made a site visit and found that the barn had basically fallen down. After brief discussion the Commission agreed with Town Historian Joel Helander's assessment that the barn was "beyond practical salvage" and that it had no further comments to make at this time. **2) Notice from Jonathan Howey** of an application for a permit for a complete interior demolition of 149 Moose Hill Road. After brief discussion the Commission agreed that it had no comment to make at this time.

#712 Ken Horton, 66 High, expires 5/20/16 – mill building renovation: Ms. Street reported that Mr. Migani had asked to be removed from the subcommittee on this project. Mr. Mancini volunteered to serve on this subcommittee and the Commission agreed to this change.

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

Unfinished Certificates of Appropriateness: It was agreed to wait one more month to see if residents installed screening materials around their gas meters, as required in the COA.

Mr. McCartney made a motion to adjourn the meeting at 9:10p.m. Ms. Buchanan seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 21st June, 2017 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary