

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 17th June, 2015

A regular meeting of the Historic District Commission was held on Wednesday 17th June, 2015 at 7:00p.m. in the Town Hall with Chairman John Cunningham presiding.

Present: John Cunningham, Randall McCartney and Susanna Smith. Joining the meeting in progress were Reno Migani (7:25p.m.) and Alternate Michael Sulzbach (7:45p.m.). Excused: William Thompson.

PUBLIC HEARING

The meeting was called to order at 7:02p.m. Mr. McCartney read the legal call of the meeting.

#710 - Andrew W. Page, to install a shed roof with piers on a rear warehouse building on property located at 23B Boston Street, Assessor's Map 40, Lot 160 (continued from May 20, 2015 meeting): Mr. Cunningham stated that Andrew Page had told him that he wished to withdraw this application. No-one spoke for or against the application. Later, during the regular meeting, Mr. Cunningham made a motion, seconded by Mr. McCartney, to approve Mr. Page's request to withdraw this application. The motion was carried unanimously with Cunningham, McCartney and Smith voting in favor. Migani and Sulzbach abstained as they were not present at the public hearing portion of the meeting on this application.

The Commission agreed to change the order of the agenda to take COA Application #715 next.

#715 - Andrew W. Page, to replace four (4) windows above the front door of a building located at 9 Boston Street, Assessor's Map 40, Lot 162: Calvin Page (Page Custom Re-modeling) stated that he was representing Andrew Page. He said four windows on the front of the store were rotted and were causing leaks inside the store so he wished to remove and replace them. Mr. Page showed an actual sample of the proposed window – Anderson SDL. These will be custom made to match the existing grill and frame size. Azek trim will be used and a new sill will be built to replicate as much as possible the existing built up sill. Mrs. Smith asked if the opening would be larger and Mr. Page replied no. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. McCartney felt this replacement would be fine. He then made a motion, seconded by Mrs. Smith, to approve the application as submitted. Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with Cunningham, McCartney and Smith voting in favor. Migani and Sulzbach abstained as they were not present at the public hearing portion of the meeting on this application.

#713 - Charles L. and Maika Johnson, for a backyard deck replacement and addition of outdoor fireplace, on property located at 27 High Street, Assessor's Map 33, Lot 71:

Charles Johnson said that under COA#614-14 he had received permission to replace his deck with a stone patio. However, Mr. Johnson said he now wished to build a deck in wood with an

outdoor stone fireplace and he submitted some photographs of the area (Exhibit #713-1[A-D]). He added that he was undecided on the stone to be used for the fireplace. Mr. Johnson also felt the deck would not be very visible from the street. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. McCartney thought the deck would not be very visible but that one would be able to see the fireplace chimney, and that the overall design was acceptable. Mr. McCartney made a motion, seconded by Mrs. Smith, to approve the application as submitted with the following stipulations: 1) The following items must be reviewed with and approved by the subcommittee prior to purchase and/or installation: a) any changes to the deck which are visible from the public street or way; b) the final materials for the outdoor fireplace. 2) No exterior lighting was requested or approved. If, in the future, exterior lighting is required it must be reviewed with and approved by the subcommittee prior to purchase and installation. 3) Subcommittee appointed is Reno Migani. The motion to approve was carried unanimously with Cunningham, McCartney and Smith voting in favor. Migani and Sulzbach abstained as they were not present at the public hearing portion of the meeting on this application.

The public hearing was adjourned and the regular meeting was opened.

REGULAR MEETING

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 20th May, 2015. Mrs. Smith seconded the motion and it was carried unanimously.

Public Forum: There were no members of the public present.

Certified Local Government Issues: There were no CLG issues to be discussed.

Correspondence: An email was received from Christopher Widmer, 94 State Street, requesting an extension to COA#516-11 and COA#619-14. Mr. McCartney made a motion to approve extending both these Certificates to 17th June, 2016. Mrs. Smith seconded the motion and it was carried unanimously; monthly budget report ending April 30, 2015.

Public Relations: No report.

Election of Officers: Mr. McCartney made a motion to nominate the following slate of officers:-

Chairman:	William Thompson
Vice-Chairman:	John Cunningham
Clerk:	Randall McCartney

Mrs. Smith seconded the motion and it was carried unanimously.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 5/20/15, \$38.10; Katharine Stewart, secretarial services. Mrs. Smith seconded the motion and it was carried unanimously.

Commission Openings: Mr. Migani reported that he had spoken to Ann Street and thought she might be interested in serving on the commission.

The regular meeting was adjourned and the public hearing was reopened at 7:32p.m.

PUBLIC HEARING

#714 - Leonard W. and Dorothy Billing, to install a wheelchair ramp on property located at 37 High Street, Assessor's Map 33, Lot 69: Randall McCartney recused himself and said he was representing Leonard Billing who was unable to attend tonight's meeting. Mr. McCartney said Mr. Billing needed to install a wheelchair ramp from the front door of the house towards High Street. Referring to submitted drawings, Mr. McCartney said the first page was existing conditions and page 2 was the proposed ramp in compliance with ADA requirements. He also submitted photographs of the area (Exhibit #714 -1[A-E]). No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. Cunningham said his only question would be whether the ramp needed a railing or could it just have a curb. Mr. Migani replied that he would recommend a rail because of the age of the applicants. In a similar vein he felt there should be an interim landing on the ramp to slow down a wheelchair for safety's sake. Mrs. Smith made a motion, seconded by Mr. Migani, to approve the application as submitted with the following stipulations: 1) The following items must be reviewed with and approved by the subcommittee prior to purchase and/or installation: a) any changes to the original design of the ramp; b) final materials to be used; c) final design of the railings. 2) Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with Cunningham, Migani and Smith voting in favor. Mr. McCartney recused himself and did not take part in the discussion or vote on this application. Mr. Sulzbach abstained since he was not present at the public hearing portion of the meeting on this application.

The public hearing was closed at 7:35p.m. and the regular meeting was reopened.

Unfinished Certificates of Appropriateness: No report.

The meeting was adjourned at 8:00p.m.

The next meeting of the Historic District Commission will be held on Wednesday 15th July, 2015 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart
Recording Secretary