

Historic District Commission Minutes
Thursday, June 6, 2019

The meeting was called to order by Chairman Leshner at 6:02 pm in the Meeting Room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Also present were Members: Marie Martin, Walda DuPriest, Glen Fong, Jim Fulton and Staff Kim Shellem.

REVIEW OF MINUTES

Member DuPriest made a motion to approve the May 2nd minutes as submitted.
The motion was seconded by Member Fulton and carried by a vote of 5:0 in favor.

OPENING STATEMENT

Chairman Leshner read the opening statement into the record. He then determined that there was a quorum, he then swore in applicants or members of the public intending to testify.

OLD BUSINESS

HD -18-620 *Continuation to the July meeting – Doors& exterior lighting*
102 Locust Street

Applicant submitted a request seeking a continuance to the July 11th meeting.
Member Fulton made a motion to continue application HD -18-620 to the July meeting. Motion seconded by Member Martin and carried on a vote of 5:0.

HD -19-636
Bobbi Parlett ~~Replace windows~~ Storm windows
106 Railroad Avenue

Applicant submitted a request seeking a continuance to the July 11th meeting.
Member Martin made a motion to continue application HD -18-636 to the July meeting. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

HD-19-649
Alex Filhol & Stephanie Marriott In-fill pattern of the driveway, Metal roof and Pergola
106 W. Chestnut Street

Applicant submitted a request seeking a continuance to the July 11th meeting.
Member Fong made a motion to continue application HD -18-649 to the July meeting. Motion seconded by Member Fulton and carried on a vote of 5:0.

NEW BUSINESS:

HD-19-651
Richard & Sharon Struthers
117 Grace Street Replace Siding

Applicants' representative & contractor Donnie Rada is seeking approval to replace all of the wood siding (6" reveal) with (6" reveal) Hardi Plank, the trim will remain.

Chairman Leshner noted that the property at 113 Grace is valued at a "C", 115 Grace is valued as a "B", 119 is valued as a "C" on the National Register Map, finding 117 Grace as contributing and a strict standard of review is appropriate. Members concurred.

Mr. Rada stated that much of the wood siding is rotten but was not able to confirm how much of the siding needed replacement due to water issues.

Members questioned if the siding was original, if it was salvageable, how much needed to be repaired or replaced and style.

Member Fulton stated the guidelines do not support the replacement of wood siding with artificial material.

Chairman Leshner cited Chapter 4-Siding, page 14 of the guidelines.

Chairman Leshner proposed 2 options to Mr. Rada; return for review and approval if he should decide to replace all wood siding or withdraw application should he repair the deteriorated siding with in-kind materials.

Mr. Rada asked for a continuance to the July meeting in order to confer with the property owner.

Member Fulton made a motion to approve the continuance of application HD- 19-651 to the July meeting seconded by Member Martin and carried by a vote of 5:0 in favor.

MATTERS FOR COMMISSION AND STAFF

Member Fulton suggested amending the zoning regulations for setbacks in the historic district.

Members discussed the revisions to HDC section VI of the Zoning Code. Chairman Leshner agreed to address Chairman of the Planning Commission regarding the zoning re-write workshop.

The next workshop was tentatively scheduled for Thursday June 20th at 4:00 in the Town Office.

The July 4th meeting date (Office closed) was rescheduled to Thursday July 11th.

ADJOURNMENT

The meeting adjourned at 6:55pm.

Minutes approved by a 5:0 Final vote in favor on 11th day of July 2019.



Pete Leshner, Chairman