

Historic District Commission Minutes
Thursday, March 2, 2023

The meeting was called to order by Chairman Fulton at 3:00 pm. in the Scout Building in St. Mary's Square: the following members were present in person: Walda DuPriest, Michael Bibb, Town Planner Steve Ball, Code Compliance Officer Eric Knapp, Town Administrator Rob Straebel, and staff Kim Shellem. Glenn Fong, and Debra Alms joined virtually.

OPENING STATEMENT:

Chairman Fulton determined a quorum was present, he then read the opening statement into the record. He then swore in persons intending to testify.

NEW BUSINESS:

Review and approval of Minutes dated February 2, 2023

Member Bibb motioned to approve the minutes of February 2, 2023, as submitted, seconded by Member DuPriest, and carried on a vote of 5:0 in favor.

NEW BUSINESS:

HD-23-825

Tad duPont Cement pad/hot tub & plantings
203 Locust Street

Applicants are seeking approval for the installed 8' by 9' cement pad to be used to support a hot tub, the area will be screened with plantings. It should be noted that the applicants were given verbal approval to proceed in error.

Chairman Fulton noted that the building is non-contributing and a lenient standard of review appropriate, members concurred. Although the building dates 1750, it was moved from its original location thus losing its historic significance. Chairman Fulton cited section 10- Accessory Structures and Hardscaping, page 36 of the guidelines.

Member DuPriest made a motion to approve application HD-23-825 as submitted, seconded by Member Fong, and carried on a vote of 5-0 in favor.

Proposed changes to the Historic District Guidelines for Chapter 3- How to Use These Guidelines & Chapter 6 pertaining to string lights, tents, and enforcement.

Mr. Ball reviewed the drafted amendments to Chapter 3 and Chapter 6, Lighting. Members discussed the definition of temporary versus permanent as well as appropriate lighting fixtures and regulations for tents. Mr. Ball will return in April with suggested language for further discussion.

Mr. Knapp asked if the commission would like to review applications for tents. Mr. Knapp is drafting amendments to the Code and the Historic Guidelines, he called for the members' guidance for details of permitted lighting inside tents and a standard of review involving tents.

Chairman Fulton made a motion to approve the proposed amendment and historic district guidelines with additions as discussed to be forwarded to the town commission for approval. Motion seconded by Member Alms and carried on a vote of 5-0 in favor.

DISCUSSION:

Violations & Penalties: Code references currently in place

Members spoke of 412 S. Talbot Street slider door violations. Mr. Knapp noted the non-compliance and legal issues about the case. He then reviewed his process of dealing with violations. Chairman Fulton thanked Steve Ball and Eric Knapp for the code enforcement support.

Members would like to include a definition of SDL (simulated divided light) in the guidelines), temporary versus permanent.

Signage – Historic boundaries

Member Alms agreed to research signage and forward it to members for the April meeting.

Mr. Knapp asked the members to consider the use of energy efficient windows in historic structures. Members agreed to evaluate windows and muntins on a case-by-case basis.

Rules of Procedure

Discussion continued to the April meeting date.

Kim Shellem stated that she received a letter from Joan McNamara Consultant to the St. Michaels Restaurant Association relating to working with a solution to the lighting situation.

ADJOURNMENT The meeting adjourned at 4:55 pm.

Minutes approved as submitted on a vote of 5-0 in favor on the 2nd day of March 2023.

Jim Fulton, Chairman