

Historic District Commission Minutes  
Thursday, December 7, 2023

The meeting was called to order by Chairman Jim Fulton at 3:01 pm. in the Boy Scout Building in St. Mary's Square: the following members were present in person: Walda DuPriest, Glenn Fong, Mike Bibb and Debra Alms. Town Administrator Rob Straebel, Code Enforcement Officer Kathy Thomas and Staff Jennifer Whiting. Attendees recited the pledge of allegiance.

OPENING STATEMENT:

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

Review and approval of Minutes dated November 2, 2023.

Member Bibb made a motion to approve the minutes, seconded by Member Alms and carried a vote of 5-0 in favor.

OLD BUSINESS

HD-23-858

Fatface

107 S. Talbot Street

The applicant is seeking approval to install lighting.

Chairman Fulton noted that the property in a non-contributing structure and is subject to a lenient standard of review.

Member Fong made a motion to approve HD-23-858 with the condition that the fastenings for the lighting go into the mortar joints. Member DuPriest seconded the motion and carried a vote of 5-0 in favor.

HD-23-862

The Galley

305 S. Talbot Street

The applicant is seeking to replace windows and shutters.

The applicant did not present any information for the continued application.

HD-23-867

J. Fulton

106 Cherry Street

The applicant is seeking approval to install a light fixture.

Member Fong made a motion to approve HD-23-867 and that the applicant should use the "Oberlin" model that was presented in the application. Member DuPriest seconded the motion and carried a vote of 5-0 in favor.

NEW BUSINESS

HD-23-872

B. Himes

404 St. Mary's Square

The applicant is seeking approval to install an antique mailbox that houses an EV charging station.

Chairman Fulton noted the property is valued as a "C" on the National Register Map and is under a strict standard of review.

Member DuPriest made a motion to approve application HD-23-872 as submitted. Member Fong seconded the motion and carried a vote of 5-0 in favor.

HD-23-873  
E. Dannes  
109 East Chestnut St.

The applicant is seeking to replace their fence with in-kind materials.

Chairman Fulton noted that the house is valued as a "B" on the National Register Map and is under a strict standard of review.

Member Bibb made a motion to approve HD-23-873 as submitted. Member Alms seconded the motion and carried a vote of 5-0 in favor.

HD-23-835 addendum  
A Aument  
502 S. Talbot

The applicant is seeking approval for renovation, restoration & adaptive reuse of the existing mixed-use structure to a single-family residence.

Member Alms made a motion to approve HD-23-835 with the condition that the left elevation window mimics the attic windows. Member Fong seconded the motion and carried a vote of 5-0 in favor.

HD-23-874  
R. Hamlin  
114 Grace Street

The applicant is seeking approval to replace his fence.

Chairman Fulton noted that the house is valued as a "B" on the National Register Map and is under a strict standard of review.

Member Fong made a motion to approve HD-23-874 with the condition that the rear of the fence be no higher than 6 feet and for there to be 1 inch spacing. The front fence is to be no more than 42 inches.

Member DuPriest seconded the motion and carried a vote of 5-0 in favor.

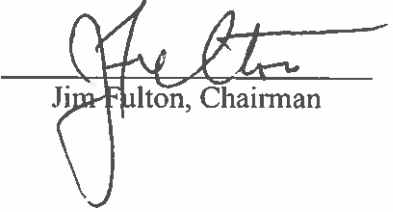
VI. Discussion: There was discussion around blight vs. demolition by neglect. Kathy Thomas, Code Compliance Officer noted that she has been visiting properties and conducting property maintenance inspections along with MDIA. Member DuPriest mentioned that the Masonic Hall is deteriorating and should be inspected. Kathy Thomas and Staff Jen Whiting will contact MDIA for the property maintenance inspection. Kathy Thomas also noted that Steve Ball (Town Planner) has been trying to follow up with the Masonic Hall regarding these issues as well. Chairman Fulton moved the string light discussion to the January meeting.

#### VII. MATTERS FROM COMMISSION AND STAFF: NA

Members agreed to meet Thursday January 4, 2024 in the Boy Scout Building to review historic applications.

#### VIII. ADJOURNMENT: The meeting adjourned at 4:26pm.

Minutes approved as submitted on a vote of 5-0 in favor on the 4<sup>th</sup> day of January.



Jim Fulton, Chairman

Respectfully submitted,

Jen Whiting, General Services Clerk