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TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, January 4, 2024
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

Butler, Millard, Church, Allen, Lima, and Bergeholtz are present at the meeting. Also, Edward Tanner is filling in for HDC Clerk.

Christopher Ponder are absent from the meeting.

1. Pledge of Allegiance

The meeting was called to order at 7:00 PM, and the Pledge of Allegiance was promptly recited afterwards.

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the December 5, 2023 meeting.

Minutes reviewed.

Allen: On page 6, the name of the applicant is Brendan not Brenda. Page 20, fifth paragraph, that was a statement, not a question.

Butler: Page 20, typo Zipf not Ziph. Also, on page 18. Page 7, Butler is spelled wrong. There are additional corrections, I will give you my notes after the meeting and you can correct them.

Maynard: Thank you.

Motion made by Allen to accept minutes as amended;
Seconded by Church.

Voting Yea: Bergenholtz, Butler, Lima, Church,
Allen, and Millard

3. Application Reviews

3A. 23-149: State Street Dock, Town of Bristol Discuss
and Act on visual shielding plan for State Street
Dock fuel tank.

Bergenholtz: Recused.

Gregg Marsili, Harbormaster, present.

Gregg: I am just trying to find something to cover
up the gas tank. Worked through fence deal. Brooke
Merriam of Sunflower Designs game up with trees and
grass to break up the corners. Native seed on grass
side of tank would grow to 15ft over time. I have
not received any complaints about this idea. I think
this is the best option.

Allen: What varieties?

Gregg: She just put native grass.

Teitz: Switch grass.

Allen: Is it on the plan?

Teitz: Yes.

Allen: So, the red cedars have been changed?

Teitz: This is a requirement of the State which
rejected the stockade fence, not just a Town
requirement. If you approve, it will have to be
referred to the State.

Allen: The information on the eastern red cedar says
that it grows to 25ft tall. I do not think it would
work. I am not familiar with switch grass.

Gregg: The trees can be trimmed. We have contracts
with landscapers.

Allen: Again, on switch grass, it can grow 4ft to
6ft tall and that is not going to cover the tank.
We want something that will be to screen to the top
of the tank. The trees are too tall. I understand

you can trim them, but that is appealing. Also, the grass would not be tall enough to screen it.

Gregg: Well, it is a working dock.

Allen: I understand, but we want it screened from view. One is too tall, and one is too short. The tank is at least 11ft tall.

Gregg: 12ft.

Allen: We do not want to block the view of the water from the condos. I do not think what she came back with help. Mary had suggested pyracanthas.

Gregg: Pyracanthas?

Mary: It sticks to the fence.

Gregg: Fence stockade goes around the condominiums. That does not work because it only blocks half the tank.

Allen: You need to come back with something different.

Lima: I think we need to find the person from the State to get in touch with them to get input. It would be a better working relationship rather than you coming back and forth.

Gregg: Agree.

Teitz: It is in the application.

Lima: Let me look. Also, I am looking here and Victor was the Project Monitor, so we need to do a new Project Monitor on this since Victor is no longer on the Commission. Andy, there is nothing in here. I looked through the old one and the new one.

Allen: Did she come back with a new one?

Gregg: No, this is the same one. I did not know until day of the meetings about this.

Allen: The plant materials are not appropriate.

Gregg: I will find the letter from the State and get a hold of that person so we can come to an agreement.

Teitz: It is on the letter of January 13, 2022. Parr noted PVC fence changing to wood and it was after that time that the State Heritage Commission rejected the fence.

Gregg: I was told it could not go over 6ft for zoning.

Teitz: I was not there that night. It was Amy and I am just reading what is here. The State rejected the fence and plants suggested. Do you want something that will cover it up completely or break up the bulk of it?

Tanner: Is the goal just to sort of break it up so it is not so large or to completely hide it?

Lima: It should not completely hide it but we do not want something that is going to be with spotlights. I think we could try to hide it without making people look at it even more because we are trying to hide it.

Tanner: Just to soften to break up visual.

Lima: I think we need to look to the State. They have jurisdiction over some of this. We have to share and if they have definite opinions, we need to see what they are going to approve. Need to work together. I do not want this to be a bone of contention.

Allen: The preference would be to screen it completely not soften it but I do not know what the State wants. We need to work together with Gregg.

Millard: If you choose evergreens assorted that would be good. The grass is a big no-no, and it would not get you the height you want. I think an assortment of evergreens to fill in would be a good idea.

Butler: The view from water is important.

Allen: I think we have to consider the view from condos. I do not want to block the view of water. I

think certain trees that would not have to be trimmed, but that could be something that is more appropriate for the height of the structure.

Teitz: I have some of the information. The December 23, 2019 letter states, "The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the Application for State Assent for the referenced project. The proposed State Street Dock Marina Fueling Facility is in the Bristol Waterfront Historic National Register District."

"The project consists of a proposed fueling facility for vessels docking at the expanded Church Street Marina, Rockwell Marina, and moorings in Bristol Harbor. The facility would include the installation of a 12,000-gallon above ground fuel tank and construction of a small fuel station structure to house spill kits, fire extinguishers, and signage providing information to patrons of the new fueling facility. The proposed facility will be protected by a chain link perimeter fence and 6-inch bollards around the fence."

"Multiple historic properties are east of the Fueling Facilities. As a result, the RIHPHC's concludes that the project will have no adverse effect on historic properties, provided that the Town of Bristol replace the chain link fence with a screening fence. The fence design will need the RIHPHC's prior approval."

The June 5, 2020 letter on page 4, subsection E states, "The Applicant is required to coordinate with HPHC for the correct fence material and construction prior to any the work being put out for bid and install the fence in accordance with their requirements."

Gregg: I agree to coordinate with them.

Maynard: Andy, can you send that to me?

Church: Ask them about living fence structure with plants.

Gregg: Who is the point of contact?

Lima: Should we continue this?

Gregg: Yes, for March please.

Teitz: Ok.

Lima: We will work with Nick and will be in touch with the State Historical Preservation and Heritage Commission. We will coordinate with you to get what is necessary.

Teitz: I will be happy to assist you.

Lima: Who wants to be the Project Monitor?

Teitz: Wait until March to decide that.

Motion made by Allen to continue application to the meeting in March; Seconded by Church.

Voting Yea: Millard, Church, Lima, Allen, Butler, and Bergenholtz.

3B. **23-155: 203 High St, Carol Orphanides** Discuss and act on replacement of 8 windows.

Carol Orphanides present.

Robert Delisle, contractor, present.

Allen: At end of the last meeting, we asked Nick to take a look at this property at the windows that were there.

Orphanides: He came by. I have a letter or email from him.

Church: He was going to tell us the existing material.

Orphanides: He did. I can pull it up on my phone.

Lima: That would be helpful.

Butler: I found my name on the abutters report. Do I need to recuse myself?

Teitz: It is recommended that you do recuse yourself since you are within the 200ft. It is not absolutely required, but if you were immediately adjacent you would be required.

Butler: Recused.

Lima: We will take care of that next time with Nick.

Tanner: On the form?

Lima: Yes.

Church: Has the contractor looked at existing windows?

Delisle: I did. They are wood windows.

Church: All wood?

Delisle: Yes.

Teitz: Are there sash weights?

Delisle: I believe so with the age of the window.

Lima: Let me look in the folder.

Allen: At the last meeting there was some discrepancy as to when we thought the house was built.

Church: It says 1960, but I think it was before that.

Allen: I think it was the early 1900s.

Orphanides: I think 1906.

Allen: Something like that.

Lima: The shingles have been replaced a couple of times.

Orphanides: Yes.

Church: If they are all wood windows.

Allen: With sash weights.

Lima: He would have gone out and made a recommendation if we needed to go out.

Tanner: Nick said they are all wood windows.

Church: We were not sure if they were wood clad.

Lima: Right, we have pictures but was hard to determine.

Church: I recommend that we do a site visit.

Bergenholtz: I was hoping Nick would have more information.

Church: Can we do a site visit with a vote.

Lima: What do you think Andy?

Church: Instead of waiting a month.

Teitz: Sure, if you want.

Lima: Let's listen to the presentation to have something to go on so we know what we are voting for. Would that be okay with you to do the presentation?

Orphanides: What does good shape mean?

Lima: Every house is different that is why we do a visit. Some windows are in better shape than other people in the area because the wood that is used in the manufacturing of windows today does not even touch the windows of 50 years ago.

Orphanides: But the glass is the same.

Lima: Not necessarily. The structure and integrity of the historic house is the windows. If you take the windows out some of the character is gone. Some can be repaired and money-wise it is better to repair than replace. Historically we do a site visit. We will have Nick set up a site visit and vote on it that day so you will have a decision. If you want to show the window and explain the window so we know what the alternative is. Is that ok with you?

Orphanides: Yes.

Lima: Say your name and explain.

Delisle: I am Robert Delisle the contractor on this project. These are Anderson tilt wash. Solid window with vinyl clad with divided light grids. White in

and out. Guaranteed 20 years on glass, lifetime on vinyl, 10 years on everything else.

Allen: Full divided light? Not true divided light?

Delisle: Not true divided light.

Allen: There is a difference between fully divided light and true divided.

Delisle: It is a simulated divided. It has a spacer in the glass to give it the more of a realistic appearance.

Lima: 6 over 6?

Delisle: Correct.

Lima: So new would be 6 over 6?

Delisle: Yes, I can send you a spec sheet.

Church: We have it.

Allen: One of the problems is that Anderson does not give a lot of information on the windows. Had one person that could not find out what the cladding was.

Teitz: Before you go down this path, I know the general rule on vinyl. We only approve vinyl replacing vinyl.

Delisle: 400 series is wood with fibrex. The E series is aluminum.

Lima: So, we know the alternatives.

Bergenholtz: I would not go with vinyl.

Church: Not vinyl.

Millard: Same.

Church: What are the mutttons? Are they in between the glass?

Delisle: Grids are on interior and exterior with spacer inside the window to give the look.

Lima: Do you have a brochure?

Delisle: I can get you one.

Church: How old are the storm windows?

Orphanides: Old. They do not function properly.

Lima: We will have Nick set up a visit, but he will contact you first to establish the days you are available so we can set a date and advertise so when we make the vote you will have our decision then so you do not have to come back.

Motion by Lima to set up a site visit to inspect the windows as presented on the application; Seconded by Allen:

Voting Yea: Bergenholtz, Lima, Allen, Millard, and Church

Delisle: Can someone send an email to me to let me know what information is needed?

Tanner: Sure.

Lima: Thank you.

3C. **23-166: 151 Ferry Rd, Scott Hutchens** Discuss and act on redesign of approved application 22-095 substituting Pergola for pool house that was previously approved.

Scott Hutchens present.

Allen: Read history of the house into the record.

Hutchens: I came here a year and a half ago. I did research the cost and look. The landscape design firm showed me a pergola. It is a high-quality system with a louvered roof that can open and close. It is an 8 by 8 solid structure with powder coating. I am going with the white. It has a flat roof with louvered panels. It is a little bit wider than what the pool house was, but it is one level. We have tree coverage, so you do not see anything. We will add extra plantings for extra privacy.

Allen: You answered some of the questions I had.

Bergenholtz: I am familiar with this. My friends have one. I really did like your pool house though.

Hutchens: Me too.

Bergenholtz: Since it is not a permanent structure, we need to get the cut sheet from the manufacturer for the file.

Lima: We have this, but we cannot read it. We do need some type of original with specs that are legible. I think it is something that is functional for you, but not something that is going to impair the look for the property.

Church: I agree I think it is fine.

Millard: It fits in nicely. The fact that you will have an outdoor kitchen will be wonderful.

Butler: I did not get a copy of that. I think this is wonderful and looks like a really nice addition.

Hutchens: Thank you.

Lima: Is there anyone in the audience that wants to speak for or against this project?

Motion by Allen to accept application as presented provided that a cut sheet is submitted for the design and subject to the Project Monitor's approval; Seconded by Bergenholtz.

Voting Yea: Butler, Bergenholtz, Lima, Allen, Millard, and Church

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Please put the green sheet in the front window of the house. You will not get that until we receive the information.

Church: On the website there are pictures that should be printed out.

Lima: Ed, please put in the notes to have the pictures printed out and explain to Nick.

Tanner: Okay.

Hutchens: I have updated drawings.

Teitz: This will be subject to the Project Monitor's approval.

Hutchens: The pictures were shots from the pool to street and I put some pictures of the concept in there as well. John, please let me know what you need.

Allen: Yes. Thank you.

3D. **23-168: 256 Hope St, Philip Elmer** Discuss and act on installation of solar panels on southern elevation of house and addition.

Allen: Read history of the house into the record.

Wyatt Martineau present.

Philip Elmer present.

Martineau: We want to put solar panels on the house on the south side back of the roof and on the main house roof. I have a printout. I have the engineering and specs and racking specs. They are locked in through the rafters of the house. The electrical panel will be in the basement. If it cannot be put in the basement, then there will be a 1 inch PVC pipe the back of the house out of site. The only piece seen would be a disconnect switch to panels. The rest of the equipment would be in the house and out of sight. The panels are 3 inches off of roof, jet black, sleek in design. Also, looking at some photos, there are a few trees on other side that block panels. The majority of it is blocked by the trees. Not too much of an eye sore.

Allen: So, you are saying you cannot see them at all?

Martineau: You can see it from down the street a bit.

Church: What is the set back of the panel from the edge.

Martineau: From the eve, gutter or ridge?

Church: Gutter.

Martineau: A foot or two and then 18 inches off of the ridge.

Church: Front to back?

Martineau: If you are standing at the front, it is 2.5 feet. Page 2 of the plans shows the measurements. I can get the measurements for you.

Allen: Is that mandated by code?

Martineau: The path is mandated by the fire code.

Lima: We need to comply with zoning right Andy?

Teitz: The building code.

Lima: Okay.

Teitz: What are the shingle materials?

Martineau: I believe it is standard architectural shingles.

Teitz: It is reversable since it is not wood shingles or terra cotta.

Lima: Is there anyone in the audience that would like to speak for or against this project?

Church: Keep in mind that the panels must be removed 1 year after they are no longer functional.

Motion by Allen to approve application as presented with the stipulation that the panels are to be removed within 1 year of them becoming inoperable; Second by Butler.

Voting Yea: Lima, Church, Millard, Bergenholtz, Allen, and Butler

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Nick will give you paperwork. He will email it or provide you with a green sheet. Please put in the window in the front when you begin the work.

Martineau: Do you need anything from me?

Allen: All set.

Tanner: Just the building permits.

3E. 23-173: 56 High St, Herbert Simmons Discuss and act on replacement of metal gutters with fiberglass gutters.

Herbert Simmons present.

Tanner: Mr. Simmons brought some photos. Gives photos to Commission.

Simmons: That is a photo of the house in 1935. I am providing it to show you that the gutter system was different than what is on the house now. We are proposing to modify the present system.

Butler: To make it like it was in 1930?

Simmons: No. The house was moved twice. It has been on High Street since 1883. When moved, it was a Victorian building with all types of decorations on the Victorian house. In late 1930s, it went under made major modification to return the house to a federal style. We bought the house in 1985 as a single-family residence. It is an important historic house. We are committed to maintaining it and preserving it appropriately. In 12 months, we spent \$90k on the exterior including removal of asbestos shingles and roofing. We have replaced all of the roofs. We rehabbed the gutters on third level of house and replaced the Greek columns over the front portico. The remaining problem is the gutter and water flow off the front of the home. The present gutters do not accommodate the volume of water coming off of the roof. There is also the absence of a required downspout. The length on front roof to the back on the north side is 90ft in length with no downspout. This has been a major problem. There is water seepage in basement. There are 3 different ways to fix it. Try to repair the present gutter on front of the house which is out of balance, twisted, and bent in places, also to install a copper downspout on the northeast end of the northwest end of the house if you look at house, let corner of house. It is the simplest solution it may solve the problem but may not. We may need a larger gutter. The gutter is old enough that we

cannot replace the parts. The suspension system is old and we cannot get the parts. It is a little complicated to make repairs, but worth a try and then to put new downspout. If not, replace gutter on front. Presently, the gutters are a mixed metal material. It is hard to tell because it has a $\frac{1}{4}$ inch of white paint. It does rust on some of the junctions, so we think it is some type of mixed metal. The house has copper downspouts on it, so we want to do matching copper downspout. In the event it does not work, we propose fiberglass gutter. I left a piece on the desk for your review. This would solve the repair problem. We would have to install two fiberglass downspouts on the front to service it on the southwest corner on right side of photo and one on the northwest corner. The downspouts would have to be fiberglass because they have to be fused to the gutter according to the contractor. The third alternative is to replace the gutters on the front of the house and the gutter system along the driveway with this fiberglass. This is the most invasive option in terms of modifying the house and the most expensive option. We are asking your approval to try the simplest solution first using copper downspout and try to modify and fix present gutters so that it is balanced. If that does not work, we will then get approval to go to option 2 to replace gutter itself.

Bergenholtz: Are the fiberglass downspout round?

Simmons: They are square and about the same size as the piece of fiberglass on the desk. Fairly standard size.

Allen: We have had discussions. Your current gutter system is very unique.

Simmons: The supports have an adjustment on them, but the bolts and screws have been on there so long that I have had a half a dozen contractors look at this and they are afraid it will break.

Allen: Half round?

Simmons: Yes, half round and not very deep. Sort of a flat round. It does not carry much water. The absence of downspouts where there should be one is a problem. The addition of one might work. We think

that is the best to try first fixing first, but rather than come back again, to get approval now for alternatives in case it does not work.

Allen: We have discussed the system and I told you that we have approved it.

Bergenholtz: Are you the Project Monitor?

Allen: No, he called me. The other thing is the possibility of using a half round gutter that is larger than the one you have now.

Simmons: I am under the impression that we cannot find that type of a gutter unless it is custom made.

Allen: We have some applications that had that and we can give you the information.

Simmons: Ok, but we still would have the same problem with the downspout and still have issue of whether that type of a gutter is deep enough and carry enough water.

Allen: St. Michael's Rectory on Church Street used a larger half round.

Simmons: I see. I think it would have to be a custom piece of work.

Allen: If you want to take a chance of trying to repair, I think that would be the best and least expensive.

Simmons: That would be our first choice. If we continue to have the problem, we are still left with whether you would approve fiberglass with two downspouts.

Lima: I am very impressed with your options. Thank you. We do not usually get applicants that give us options. It is obvious that you have taken great pains to keep the house as lovely as possible. Andy, can we do this?

Teitz: Yes, and they can choose to do less of it as necessary. Is that the profile?

Simmons: Yes, and the two downspouts.

Bergenholtz: Only for the front, not the side to the garage?

Allen: On the side as well.

Simmons: Only for the gutter on the front of the house, which is option 2. The gutter on the driveway to the garage would stay and be an independent gutter.

Bergenholtz: How will it marry?

Simmons: It will not completely join. There will be some distortion but not bad.

Bergenholtz: The gutter on driveway?

Simmons: Option 3 would replace the front and the driveway would have to go with three downspouts with two in front and one on side.

Bergenholtz: Okay.

Simmons: Option 2 would leave gutter in place on driveway. It does not get rid of all of the gutters, just the one with the problem. I think it would look great if just do front. It is a fairly close match, but there may be a little space between the driveway gutter and front gutter.

Allen: You had some very large pieces of aluminum gutters in the yard.

Simmons: The contractor brought those for us to look at. They are still in the back yard.

Allen: Were they originally proposed for front?

Simmons: Yes, not the back. We never got to that point.

Lima: Anyone else have questions?

Church: Is the front gutter aluminum?

Simmons: No. Some type of metal that is painted.

Bergenholtz: Sounds like tin.

Simmons: Some type of metal. It does rust. Not totally clear what it is.

Church: There are no holes, it is just shallow.

Simmons: Yes, almost half round but not quite.

Lima: Is there anyone in the audience that would like to speak out for or against this application?

Motion made by Allen to approve the application as presented with options as presented. Applicant to repair the current gutters if possible and the addition of one copper downspout of the same type and size, then if that does not work, to use the second option to go with the presented fiberglass gutter and add two new fiberglass downspouts. Finally, option 3 to replace the entire driveway gutter and front gutter with fiberglass. Whichever option used can be approved by the Project Monitor; Seconded by Bergenholtz.

Voting Yea: Bergenholtz, Butler, Lima, Allen, Church, and Millard

Secretary of Standards: #9

Project Monitor: John Allen

Lima: We will prepare the Certificate of Appropriateness. Please put it in the window at the front of the house. If you have any questions, call John or Nick. Thank you for taking such good care of this house.

Simmons: Thank you.

3F. **23-175: 9 Thames St, Robin Karian** Discuss and act on replacement of 6 Andersen 400 series windows in kind.

Jeff Ramos present for Robin Karian. Has a letter from Robin.

Allen: Question, were you not here to have this same discussion previously?

Ramos: Not in this house. Also, I believe this is 5 Thames Street not 9.

Teitz: That is a problem because the application says 9 Thames and notice was 9 Thames.

Allen: Abutters list has 5 Thames Street.

Butler: There is no 9 Thames Street.

Teitz: No 9 Thames, but it is still an issue. I think you cannot hear this tonight because of the mistake. It is advertised wrong. It was a substantive error. Without correction and since it has been advertised, I do not think this can proceed tonight.

Lima: Can we consider it as a concept review?

Teitz: No, because it is an open meeting violation.

Ramos: Ok.

Lima: When were you planning on doing this?

Ramos: They thought they could just put vinyl in and then they could change it like for like. The windows have not been ordered. Can we continue it to the February meeting?

Teitz: Sure, the 1st of February.

Ramos: Okay. I represent the contractor. The owner was supposed to be here, but she gave me the letter. Gives letter to the Commission.

Lima: She needs to email the letter to Nick.

Teitz: Have her say that she is giving you permission to be at the Commission without a specific date on the letter.

Allen: Can we give any guidance?

Teitz: No, because it is not legally on the agenda. You can give your guidance to Nick and then he can pass it on.

Allen: I will do that.

Motion made by Allen to approve that the application be moved to the February meeting; Second by Butler.

Voting Yea: Butler, Lima, Church, Millard,
Bergenholtz, and Allen

- 3G. 23-180: 21 Bradford St, Elvio Sciacca Discuss and act on Fencing, decking material, AC condenser locations and driveway.

Frank Sciacca and Elvio Sciacca present.

F. Sciacca: This continues to pose many, many complications. When we first came before this Commission, it was asked of me to address the landscaping issues. We put forth diagrams open for discussion. A lot of time and effort has been put into it. West side of building, which is the left side on the picture, has the least number of issues. The east side has a lot of problems. On the west side, initial approval was for back-to-back parking spots which there is plenty of room for that. When we took the property in its entirety there was plenty of room on the right-hand side of the building. The west has some issues. The span of neighbor's driveway, which was addressed in the form of an easement, has plenty of room for another parking spot on that side. This would alleviate street parking. Only two back-to-back spaces are on left hand side. My brother and I may use two of the units. There is plenty of parking on the right side. There is a curb cut on the right side about 6ft. This takes into consideration the drop and sidewalk. The curb cut is much less than that and it would make the sidewalk better. There is one parking spot for the front unit. The left side has trees there and ac units are on the right side and the neighbors are concerned about the noise. Moving the parking spot on the right would help to move the condensers for ac. The back will be a rain garden. The decking in back is framed. I can talk about materials suggested which are composite and Azek trim boards with a composite rail system. You would not see it. We are open to suggestions. Also, fencing would be at the rear of property. The east side would be wood which is not the best material, but the Commission likes it. On the back portion we are open to suggestions. We have several complications. The commercial property that is in the back is unsightly. The line is 2ft back from where fence is currently. We have discussed this with the owners, and they are open to moving it

without complications. My Brother suggested going higher than 6ft. Just want something a little more aesthetic with height as the back of that building very commercial and I think it makes a lot of sense to hide as much of it as we can. In front, we would like arborvitaes and a rain garden which was approved on initial plan. On the east side, there is a profound difference of height of the land from us to the neighbor posing a problem. The water coming onto our property and into the basement. We suggest a small retaining wall. You will not be able to see it. Suggesting a wall approximately 3ft tall made of wooden cedar fence. We were advised that the neighbor would put some nice trees and arborvitaes. I think this is all on the agenda regarding the parking spots, wooden fences, decking material, and retaining wall which may have been approved. We had a major problem during last rainstorm. We started to work on it. We created a drainage system to go back to the rain garden. We are open to discussion. I really think the parking solution makes sense.

Lima: The Building Official approved this around December 13, 2023. Just to back track, we have no jurisdiction on curb cuts.

F. Sciacca: I know that. I just wanted to put it in here.

Lima: The fence looks like something you can see through and not solid.

F. Sciacca: Right.

Lima: Thank you.

Church: What are the proposed materials for the driveway?

F. Sciacca: We priced out pavers which would be approximately \$120k to do the driveway. We are looking at other options. We wanted pavers, but it is over budget. We have done everything we have been asked and it fits well. The structure that was there was far worse than expected. It is still posing challenges. In terms of budget, pavers are out of the question.

Church: I am opposed to asphalt.

F. Sciaccia: The whole street is asphalt and that would be my last option.

Lima: That is something that we do not need to deal with now.

F. Sciaccia: I think it was always asphalt. If I can afford something better, we will do it. There is not one thing on that building that we did not do to the best of ability.

Lima: You have done a great job. Just my opinion.

Allen: I have no issues with the presentation. Materials on decks and back are fine since it is in the back. My only concern is whether arborvitaes will grow tall enough.

F. Sciaccia: No arborvitaes in the rain gardens, only on the side. The decking materials are composite which is 80% recycled material. It is a really a good product for it. It is much easier to maintain and will not have to replace it years from now.

Bergenholtz: This has been approved in the past.

Lima: Mary, you have a question?

Millard: Just commenting on the arborvitaes. I think something smaller would be good. Neighbors have put them in and 5 years later everything is totally covered.

F. Sciaccia: The big issue is that commercial building. It has changed over time, and it is literally a foot off our back area. It is Very industrial and there is nothing aesthetically pleasing. We prefer not to see it.

Lima: Is there anyone in the audience that would like to speak for or against this application?

F. Sciaccia: Could I get some clarification on the driveway materials. I am told that it must go to the Town Council.

Lima: We had already approved the driveway on the west side.

Teitz: If you vote to approve it on the east side, then it needs to be submitted to the Town Council. It is still up to them to grant the curb cut. The other thing is I think you should clarify the material. There is already asphalt on one side, but if it is approved on this side, so be it, but it is a last resort for him. If you are not approving asphalt, then need you need to specify the materials that would be approved.

F. Sciaccia: What I suggest to be fair to Peggy's driveway would be to do concrete to match her driveway. The other options I am going to explore are pavers, stamped concrete, and the process of coloring concrete to look like pavers.

Teitz: Just looking to be clear on the record. The west is asphalt and concrete or better on the east side. That would be fine.

Bergenholtz: But you want it to be matching.

Lima: If we approve asphalt, we can have the Project Monitor approval concrete or better.

Teitz: The Project Monitor always approves an increase in the quality of the materials. The question is that you should set the base. If you are okay with asphalt, then you need to say that.

Lima: Okay.

Bergenholtz: We already approved asphalt on one side, but if he wants a uniformed look, if the budget allows, you would do something that matches on both sides.

F. Sciaccia: Right.

E. Sciaccia: There could be some transition between the 2 driveways, so it aesthetically makes it look like 2 separate driveways.

Lima: Can we do asphalt and/or concrete?

Teitz: No.

Bergenholtz: What was approved already?

F. Sciaccia: The west side.

Teitz: This is subject to Town Council approval for curb cuts, and Zoning Board approval for fence height.

Motion made by Bergenholtz to approve the application as presented regarding the decking, location of condensers, asphalt to the west, and the east driveway materials to be approved by the Project Monitor. Also, that it is subject to the approval of the Town Council for the curb cut, and Zoning Board approval for the fence height; Seconded by Allen.

Voting Yea: Butler, Lima, Bergenholtz, Allen, Church, and Millard.

Secretary of Standard: #9

Project Monitor: Ben Bergenholtz

4. **Concept Review**
5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**
 1. 2023 CLG Report
 2. Administrative Approvals 11/17/2023-12/15/2023
7. **HDC Coordinator Approvals**
8. **Other Business**

Teitz: Nick provided the annual report.

Lima: I did not get one.

Teitz: It is boiler plate, except for attendance records over the last year. I would like to mention the training. Another session is being done virtually. The deadline to register is tomorrow. The training is through the national organization. If anyone has not done so, I recommend you do it. It is virtual.

Allen: Do you have to do three hours every time?

Teitz: Three hours at first, then an hour to keep up the credits.

Millard: I was not able to go before, can I do it online?

Teitz: Yes, it is at end of the month, but registration ends tomorrow.

Allen: You must sign up by tomorrow.

Teitz: Nick sent the email today. It is January 30th from 6pm to 9pm. It is shorter than normal, but it is the three hours you need. I strongly urge you to do it. Convenient and free.

Church: Question. Has there been any state changes to the zoning as it pertains to historic preservation in the waterfront area?

Teitz: No changes. Nothing in the new legislation overrides historic preservation.

Church: Can towns opt out of these changes?

Teitz: No, they cannot.

Millard: So, I still cannot build another residence on my property? Not that I want to.

Teitz: There are fourteen bills proposed. Thirteen passed except for accessory dwelling buildings.

Millard: I have seen accessory buildings on people's properties already.

Teitz: Come to the planning board next week and I will be discussing it. I am piloting this new module of the new laws.

Lima: So, that would not count for us having additional training?

Teitz: That would count as your annual one hour.

Church: Do I have to do an hour?

Teitz: I am not sure. I do not think so. If you do, you do not have to do it before June 30th of this year.

Lima: I have done that.

9. Adjourned at 9:20pm

X Bryanna Lyne