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TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, July 6, 2023

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

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 June 13, 2023 meeting.

Minutes reviewed, no additions or corrections.

Motion made by Allen to accept minutes as presented;
Seconded by Ponder.

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

3. Application Reviews

3A. 23-100 825 Hope Street, Robert and Barbara Beer:

Discuss and act on replacement of front elevation window; installation and materials for external trim and molding, water table, window sills, window framing, and siding; design and installation of clapboard; construction of 1st level deck on back elevation; installation of patio door(s) and windows; restoration and renovation elevations

including materials, sizes, and placements; discussion and action of use of materials wood cedar clapboard, wood crown molding, Azek/composite (Alexandria) trim, composite decking, windows, aluminum gutters, cable railings with Azek wrapped, wood posts, Azek composite boards, wood windowsills, and wood framing.

Robert Beer, Barbara Beer, Attorney Alfred Rego present.

I. Siding, Trim, and Window Replacement

Attorney Rego: If I briefly track where we were and where we are to go. Culmination of back and forth between the Zoning Board and this Commission of what can be done to resolve the known issues regarding the Building Code of the front window. We had a Zoom meeting with the architect, Teitz, and Toth to get through. We showed each façade, where everything would go, turret, PVC to be taken out. The double hung window is to be redone for egress and, also to match the window above it. Also, the stairwell on the West side of the building facing the water, the Commission may want to hold back until the end on this issue in order to address the rest of the issues.

Teitz: I just wanted to discuss a bit on our end the procedural history and where we saw this going because it was an unusual journey. At the beginning of June there was essentially reconsideration of the decision of Azek versus wood. This went to the Zoning Board who deferred it to the Commission and, if it is not resolved tonight, will go back to Zoning. There is so much trim and different facades and elements and that is what I have been involved with as well as Nick, and John Allen as the Project Monitor. There was a meeting at the site, and we were going around looking at everything. The architect was in California, so the Zoom meeting was to work with the architect.

The general concept is that the front elevation which is the East elevation A108 and the tower as it wraps A109, those are the real key characters defining the façade on the street. The South side is nearly invisible, and the North side is a little visible with a house next to it.

The idea for A108 was that essentially it is going to be wood certainly on the surface. On the tower, the Azek will be removed, and cedar clapboards will be all the way around. The water board on the front is going to be wood not Azek. A108, which is the Northeast corner, will be wood except for existing Azek caps on the top.

On the eaves, Azek will be there, but wood molding will cover it.

The columns will be wood.

On A109, the tower would be the same, then going down that side, all the sides are going to be cedar clapboard. Wood sills on each of the windows, except for a couple that are non-standard like the oblong one.

The water boards on the back of the house will be Azek, and the posts on back facing the West side will be Azek.

On A110, the rear elevation on the West side, existing wood gable will remain. There is weird stuff happening at returns at bottom of gables. The wood gutters were covered with other materials, and we will leave it to the Project Monitor to determine if it will be a hybrid of wood moldings and Azek.

Allen: Not going to be a hybrid.

On A111, around the other side, there is going to be cedar clapboard with 1x4 Azek trim with wood sills under each window. The corner posts at the rear are Azek, and the front will be wood except on top.

Ponder: As I see it, and I could be wrong, on the front of A108 that was the weird bay window, then it was replaced with that window which is not big enough for egress?

Mr. Beer: The bottom half isn't big enough. It will be replaced with a window similar to the one above it.

Ponder: That is new so it would need separate approval. A110 has new stuff including stuff today, should take that as a third aspect of it as some of us are just seeing this today. This may need to go

to Zoning Board because it doesn't meet height requirements.

Attorney Rego: There was some issue and there may be an exception, there may be pilings. What becomes the deck versus the stairwell.

Teitz: This should be treated as a separate issue as this will be subject to Building Codes and Zoning.

Lima: First is the clapboard and trim issue, second is the front window issue, and third is the second deck which is already approved.

Allen: The window on rear elevation, I do not know if I have ever seen that up to this point.

Teitz: Which window?

Allen: In the photo to the left by the doors.

Mr. Beer: Which one?

Allen: We approved that?

Mr. Beer: Since last January.

Allen: I would like to say that this is a compromise between us, you, and your son, and I think through a lot of deliberation we worked out things and hope the Commission will see fit to move forward. It is a good compromise that will allow us to not have to do Azek on homes in the future. With so many changes over the years, I am not sure if there is much of the history fabric left.

Lima: Thank Andy and colleagues for all the work you have done on this. Nick, Attorney Rego, Steve Greenly, and John for all the blood, sweat, and tears. We have a building that will be appropriate and hopefully you will live there for a long time.

Butler: I think this is a wonderful way of showing us an account of what is going where. This was layed out beautifully. Good job and good communication.

Mr. and Mrs. Beer: Thank you.

Lima: Anyone in the audience have any comments against or for this project?

Motion by Allen to accept the application with changes as presented. Finding of fact, there have been many non-history changes over the years, roofing over wood gutters, vinyl windows, etc., just want to make sure that this is in the motion. Seconded by Butler.

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

Motion carries.

Secretary of Interior's Standards: #9

II. Front Window

Allen: I know the change needs to be made for egress reasons for the bedroom. Personally, I think this will be a much better look as it will be the same size as other windows.

Motion made by Allen to accept the proposed change; Seconded by Church.

Voting Yea: Butler, Millard, Lima, Ponder, and Bergenholtz

Motion carries.

Secretary of Interior's Standards: #9

III. Stairs and Decking

Teitz: They are asking for approval for the stairs and deck design now, as drawn on A110 which was provided today, and the proposed doors today.

Allen: Conversation on those doors?

Teitz: Please.

Allen: Typically, we have not approved aluminum clad doors. What was the original material?

Attorney Rego: Aluminum and vinyl swinging doors with a right-hand slide door for egress. That was approved earlier on. It was not historically

accurate to begin with and was approved at that time. There are two configurations of either a five panel or three panel door to be left to the Project Monitor to decide. They are trying to customize it to fit. Materials on the deck would be wood posts with Azek wrap. The photos were taken from the bike path and cannot really be seen.

Allen: Do you have a preference?

Mr. and Mrs. Beer: Prefer the five-panel door.

Allen: Anyone else?

Toth: On the sills, there will be a 1" protruding from the clapboards?

Allen: When we met on site, Steve thought it would not be protruding out enough.

Beer: Yes, that's right.

Allen: 1" stock behind to get a deeper sill?

Attorney Rego: Yes.

Mr. Beer: Yes.

Allen: Lastly, you can use the same material on the second floor deck as on the main floor deck since it cannot be seen from the bike path.

Teitz: The whole rear addition was a non-contributing addition that was added later. The previous doors were vinyl and aluminum, doing a replacement in kind.

Lima: Any questions or comments for or against this from the audience? No?

Motion made by Allen to accept application for rear window/door configuration with the five-panel door as presented in A110. Because the material of the original doors were vinyl, we are asking for tempered black aluminum five-panel doors because it is a non-wood solution and there was no wood there when the Beers purchased the house; Seconded by Bergenholtz.

Voting Yea: Church, Millard, Butler, Ponder, and Lima.

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: John Allen

Lima: You will get a Certificate of Appropriation from Nick.

Toth: I can get it to you by early next week.

Mr. Beer: And that is when we can start after we get it?

Lima: Yes, please put it somewhere on the front of the house where it is visible.

Teitz: If you have any questions, just ask your Project Monitor.

Lima: Thank you and good luck.

Mr. and Mrs. Beer: Thank you.

3B. 23-089: 154 High Street, WGI LLC:

Discuss and act on replacement of clapboard on north elevation with cedar shingles and replace cedar shingles on south elevation in-kind.

Doug and Elizabeth Miller (owners) appear.

Allen: We have a history. I would like to read the history of this home please. William Bradford III, grandson of Deputy Governor William Bradford built the home as a residence in 1801. It is a beautiful five-bay Colonial Federal style home with seven fireplaces built. The younger William was a sea captain and ship owner and was away for long periods. He built the house on land deeded in his wife Mary Smith's name by her father, Nathaniel Smith, the largest landowner in the region at the time. The Inn remained in the Bradford family for 150 years through several generations.

Mr. Miller: There is a mix of siding on house which was odd when we purchased it. The front and North sides of the house are clapboard, and the South and back sides are shingled. It is a weird mix. Shingles on the South side are really bad. Clapboards on the North side are not much better. We would like to replace the shingles in kind on South and change the North side to cedar shingles so we have at least three sides that are the same and, on the front, we would like the more decorative clapboards.

Lima: Looking at the record from December 16, 2021, the motion was made to repair and replace cedar, which was administratively approve.

Millers: We did that.

Lima: Thank you for trying to get it all to match.

Butler: On a Federal Style home, arches to do the front are the more expensive product. Interesting twist.

Millers: The materials on front are to be clapboard, the back are all shingles, and the side is shingles. We want to change the one side so three sides are matching and the front stays clapboard.

Bergenholtz: Sides are to be replaced with clapboard?

Millers: No cedar shingles.

Bergenholtz: Given the size of property, I would rather see clapboard on three sides.

Millers: Yes, but there are shingles on those sides.

Bergenholtz: I would prefer to see clapboards on three sides.

Millers: We wanted to let shingles weather.

Bergenholtz: The house would have been originally that way.

Millard: Red or white cedar?

Mr. Miller: White cedar.

Millard: The expense of painting if it was all clapboard is a lot and that side is often seen as you pointed out. I think this makes sense.

Mr. Miller: We did an informal survey of the area, and many houses are the same way.

Allen: Just walking on High Street, that is the majority, but something about your house is where I agree with Ben, that siding is very old, I have mixed emotions to the change of shingles. It is a prominent feature of the house. The other side was probably clapboard too, would hate to see that side be changed to shingles, I think.

Ponder: What year was this built?

Mr. Miller: 1808.

Ponder: 1708 for mine. I have clapboards on the side and shingles in the back. I agree with John and Ben, however; I don't have an issue if you made it symmetrical with shingles, but I personally think it would look better with clapboards.

Church: Is this a current photograph?

Mr. Miller: Yes.

Church: I am concerned with the shutters.

Mr. Miller: They need to be repaired, fixed, etc.

Church: That needs to have an application for the shutters.

Mrs. Miller: We were not going to do that right now because we want to do the siding.

Lima: Anyone in audience for or against? No.

Allen: I know where the house is, you said historically clapboard, shingles in back, and everyone said the same.

Bergenholtz: The North side, did anyone look at it? Looks like original material.

Teitz: The street on North side, Williams Street, since it was street frontage was the reason why there was clapboard on that side.

Lima: Yes, the street was there in 1876.

Church: The shutters look like real shutters.

Lima: That is not on the application.

Church: I just do not want them to get lost.

Teitz: It is a defining characteristic. Please preserve and replace.

Mr. Miller: Yes, we will do so.

Teitz: Looks nice.

Mr. Miller: We have worked very hard on this house. Ten houses have the exact same as what we want to do. It is a fortune to keep painting.

Butler: Are we including anything about the shutters?

Toth: No. If you are planning on doing the shutters in kind.

Mr. Miller: Yes, after the siding is done.

Motion made by Ponder to accept the application to replace the clapboard on the North elevation with cedar shingles and replace South elevation in kind. Finding of fact as materials are replaced the shutters will be put back on after the materials are replaced. Second by Allen.

Voting Yea: Millard, Church, Butler, and Lima

Opposed: Bergenholtz

Motion carries 6-1.

Secretary of Interior's Standards: #9

Project Monitor: Sarah Butler

Lima: Make sure to obtain a Certificate of Appropriation and display it in the window on the

front of the house. Please contact Sally if you have any questions. Her information will be there.

Toth: I will have it for you on Monday.

Millers: Thank you.

3C. 23-093 250 Metacom Ave, Mount Hope Farm:

Discuss and act on construction of a new barn on the Mount Hope Farm property.

Brenda Turchetta present.

Turchetta: I received approval, and a green sheet was signed in 2022. Since costs increased when we went out to bid, and we have not started yet. We are going with FT Construction. We are looking to start in October. This is the first time doing the building permits, projects, and I apologize. There are no changes to the original plans. Our plan is to begin in October. I am requesting approval again before the previous approval runs out and we have to wait a year before we can come back.

Allen: There was a time lapse?

Toth: Yes.

Butler: The base was already built by a previous owner?

Turchetta: Yes, way back.

Lima: This was a situation prior that someone took it upon themselves to start without permission when they came to us with firm plans. You are using the foundation already there? I do not want the present people working with us to have to start from scratch. They will begin in October? Have Frank start digging.

Turchetta: Hopefully will get the permit and start in October.

Lima: We understand. Anyone in the audience want to make any comments for or against this? No.

Motion made by Allen to re-approve this project as presented; Seconded by Butler.

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

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: Chris Ponder

3D. 23-091 30 Walley St, Alexis Barbour-Webb:

Discuss and act on replacement of 2 windows on south elevation.

Dean Nadalin is present on behalf of the owner.

Millard: Recused.

Toth: Do we have a letter from the owner?

Lima: We need a letter to state that they gave you permission to speak on their behalf.

Nadalin: What do we do?

Church: Could the approval be contingent on the owner providing a letter?

Lima: We cannot do that.

Teitz: It is regarding windows. Intend to do a site visit, so might be bumping it anyway.

Nadalin: Two window replacements on the third floor in the back of the house.

Lima: That has a lot of sides. The front is on Walley Street, part on High Street, and back of the house is on Hope Street. Poor house has many sides that fronts streets.

Toth: Can she come down?

Nadalin: I told her that she did not need to be here. I will call her and get her to be here.

Teitz: Or get something in writing to say you can be here on their behalf.

Nadalin: I will give her a call now.

Teitz: Let's move on and we will come back to this.

Lima: Dean please send Mary back in.

(A short time later..)

Alexis Barbour-Webb (owner) appears.

Nadalin: We are replacing two windows on the third floor.

Lima: Any comments, anyone?

Allen: Others being replaced?

Nadalin: No. Others are original. Those windows are shot and in bad shape.

Teitz: Have you looked at getting them repaired? I know of several companies that repair windows.

Nadalin: These windows are gone. Water is coming into the house. When we take the window out, we will find out if the framing and sheeting need to be replaced. We are here to get permission to get new windows 1 over 1, same as what was there.

Barbour-Webb: South side on third floor.

Lima: Historically in the past we do try to do a site visit because we have some of the Commission members looking at windows and trying to figure out at what point and time they can either be repaired or replaced.

Nadalin: People on this board?

Lima: Yes.

Nadalin: Could that have been done before coming here?

Lima: No, we must see the application first. We need to make an appointment with you and the homeowner. We can vote on site if we have a quorum.

We will continue this until the site visit can be done. Nick will contact you for convenience. More than one choice of dates and times to come look at it. We will do a site visit, vote on it there, and, if not, you will have to come in August.

Nadalin: We are available tomorrow.

Toth: I will get back to you, two weeks out. If we can get a quorum and we will do everything then.

Allen: Cladding on exterior window?

D. Allen: Cladding is extruded plastic or such. I can get you those specs.

Allen: That would be great.

Lima: Motion to continue to next meeting or on-site visit?

Motion made by Allen to arrange for an on-site visit; Seconded by Butler.

Voting Yea: Ponder, Lima, Church, and Bergenholtz

Motion carries.

Lima: Nick will arrange it and we will be happy to check it out.

Secretary of Interior's Standards: #_____

Project monitor: _____

3E. 23-099: 82 Church St, Tim Sweeney:

Discuss and act on installation of 4' screen fence to screen HVAC, replacement of bottom steps at entrances with solid bluestone, install outdoor kitchen with 8' x 12' pergola mounted on counter tops, install bluestone edging on flowerbeds, add bluestone steppingstones, replace existing bluestone in-kind, replace concrete path on frontage with bluestone, Remaining items in application to be mentioned, but are eligible for administrative approval.

Toth: To be continued to August because there is a Town Council matter.

Motion made by Allen; Seconded by Bergenholtz.

Voting Yea: Butler, Ponder, Millard, Church, and Lima.

Motion carries.

Lima: Andy, would you like to talk on this?

Teitz: Because Town Council is appointing authority, not allowed to unless they go to the Ethics Commission to get hardship before coming here. Ethics Commission will impose condition to say he cannot appoint anyone to Historic Commission until the next election. Just a requirement.

3F. 23-098 65 Court Street, Gardiner Bowen:

Discuss and act on installation of wood rails on front stairway to front deck.

Gardiner Bowen (owner) present.

Bowen: I received a call that a railing fell due to other tenants. I called to get a wood railing, which was done. I was away when this happened. I am now here to ask for permission to keep it and paint it white, and whatever else needs to be done.

Butler: Is that piece wood?

Bowen: No, just brought it in to show. (Showed Commission the metal railing that was there when it fell off.)

Lima: That is the one that came off?

Bowen: Yes. Replaced it with wood.

Church: Did it meet building codes?

Bowen: I believe so.

Toth: We can confirm with Steve to make sure it meets code.

Teitz: That is why a permit is important.

Ponder: So old railing had aluminum on both back and front. Front fell off and was replaced with wood?

Bowen: Yes, and the bricks were fixed as well.

Lima: Anyone have any questions?

Ponder: Pressured treated wood?

Bowen: Yes.

Allen: Rest of railing white?

Bowen: Yes.

Lima: You can get a white stain as well.

Allen: Wait a year before you do it.

Lima: Anyone in the audience have any questions?
No.

Lima: You will need a permit.

Toth: I will talk to Steve and get it to you.

Lima: Regarding the wood on the front porch, I suggest you leave it if you changed it, it will have to be made to code, it is not high enough now but if changed, you would have to do the whole thing and would have to come back to the Commission for approval.

Bowen: Historic too.

Teitz: The Commission can require it to be painted or stained, just not the color choice.

Motion made by Ponder to install wood rails as presented on stairway on front deck; finding of fact that the previous railing was not a historical element; Seconded by Allen.

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

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: _____

3G. 23-101 725 Hope Street, 725 Hope St LLC:

Discuss and act on replacement of 5 windows on house to match other windows.

Tom Principe (manager) present.

Ponder: Recused.

Principe: The house has a total of 39 windows, six wood, out of six, five are in bad condition, rest are vinyl.

Allen: I would like to read the history of house.
(_____)

Principe: Thanks. I have been before this board as I own several historic properties in Town. I know how you feel about vinyl windows. This house here has a total of 30 windows that were replaced possibly in the 1970s. Houses on the side of me and across the street have vinyl windows. Windows are on sides and cannot be seen from the street. There is one good window in the front that I am keeping as it is significantly old and I have no intention of changing it.

Lima: Any comments or questions?

Allen: I do not know. Since the other windows have been replaced with vinyl and these are not on the front, I guess I would go ahead and allow them.

Lima: This portion of the Historic District is new within the last 10 or 15 years and that is why probably most of the windows were replaced prior to that time. To expect them to revert would be causing a false sense of history. That is just my opinion.

Butler: I have not seen it, but guessing, if I were to see these windows, I would not agree that they were exactly like the original ones. It will be a house of vinyl windows.

Millard: I always admired the house. Like the double gallery on the front. Are you replacing all the windows.

Principe: No, just five.

Butler: Are these original?

Principe: No, I would say they are 1960s vintage, one in front with the wavy glass might be original. I am keeping that.

Millard: How have the other windows held up?

Principe: Vinyl is vinyl, it just does not look historic. 35 have been replaced. These five are falling apart and it is not worth salvaging five windows when the rest are vinyl. I will try to keep everything as it was supposed to be, but in this case, it makes sense to just put vinyl as they are in a non-prominent position.

Lima: Sue, anything?

Church: No.

Principe: If there is a bone of contention here, you are going to make me put five out of 35 windows?

Teitz: The Commission will inspect windows, to be fair to everyone we should have the Project Monitor confirming it. Replace, but preserve and repair what is there. If the Commission decides to replace.

Bergenholtz: This dates to 1750? It would not have been 6 over 6 or 9 over 9.

Principe: If one is original, are you going to make me repair it?

Allen: We can send this for a site visit or you can accept what we are offering.

Lima: Sally is the expert.

Teitz: No time lost in coming back

Church: If there was some question about the windows, they could be taken out and stored on the property.

Lima: If one or two were original, they can be stored on property.

Motion made by Allen as presented replace five windows with vinyl that will match 1 over 1 configuration as presented; Seconded by Bergenholtz.

Teiz: With a finding of fact that the house was added recently to the District and specifically finding of credibility that these windows are not original and are from the 1960s and in an addition that was not original to the house.

Voting Yea: Lima, Church, Butler, Millard, and Ponder.

Project Monitor: Sarah Butler

Lima: When you get the form from Nick, Sally will work with you.

Toth: The forms?

Principe: No, site visit. I can reach out to you?

Butler: Yes.

4. **Concept Review**

41. Bristol-Warren Regional School District:

Presentation and Notification of the master plan study for Bristol Warren Regional School District - study to include potential renovations or potential grade reconfiguration which may result in change of use or ownership of buildings.

Chad Crittenden, Rob Santos, and Ana Riley, Superintendent, present.

Riley: We are embarking on a 200 cap of \$200M bond. We are going to be doing work at other buildings. We are here to meet with you to share a concept review.

Lima: My class was the last to leave Colt Andrews and the first to graduate from the high school. I went in there recently and nothing has changed. We were the original class to paint the rocks and the bathroom was blown up with an M80.

Chad: Application was submitted to the State and in April received preliminary approval. Stage 2 wraps up in September, and November goes for local funding, next phase is detail design, number of ideas out of that. Third page is a list of bonuses part of the RIDE program, 63% of costs, and several incentives. The State is trying to make sure they are efficient, safe, etc. The 63% reimbursement rate may be higher.

Santos: This is the master plan and map of school buildings. Notice condition assessment by RIDE. Some are worse than others. The high school has certain inefficiencies, so the high school should be focus. Other buildings will be addressed. One thing is the existing layout of the campus on Bradford Street.

Schools are looking to increase safety for students. Separation as shown is not just about security for students, but also the safety of everyone. Schools share the same facilities and have limited outdoor space for learning. Looking to enhance with new projects, secure with multiple entry points to campus. Fences need to be improved.

Not touching physical plan of building, just site improvements to make it safer. Just purely conceptual for bringing buildings together. Provide parent drop off, new play areas, replace fence with something more historically appropriate. Other materials for paving, opening campus space for uses for farmer's markets or pedestrian traffic from one end to the other.

Other building - terrace school on Silver Creek. Subject to flooding due to location. FEMA map shows "A" flood zone, which is the highest zone.

Riley: RIDE uses census data and working with a company what demographics would be in 2028. When we look at enrollment, we would not need the Guiteras school. Part of the work is to move Fifth Grades to the middle school since they are underutilized at 53%. There is plenty of room for the move. Guiteras needs to close and move classes. Most of the work to be at other schools and the building of a new high school. Building Committee moved to do a new high school, something more appropriate.

Lima: It was not user friendly.

Riley: No.

Lima: So, Andy, this would be a question. The Town would then re-accumulate the Guiteras building as a Town building?

Teitz: Yes.

Lima: Then it would be the Town's decision to decide the use.

Teitz: Yes, in the Historic District. Give your honest comments.

Church: Is that a demolition?

Bergenholtz: Was there a tunnel planned at one point?

Riley: On colt school and new structure.

Bergenholtz: Been scrapped?

Rile: Yes.

Bergenholtz: Going to affect the layout of the Town streets.

Church: I agree.

Bergenholtz: To alter this is asking a lot, but I get it.

Riley: One idea was instead of just a foot path East to West, to replace the street with cobblestone or blue stone and make it more user friendly, keep

trees and maintain greenery. Safety and security for students and maintain historic integrity.

Millard: I went to school in DC, and in Providence. There is a bridge over the street. It was wonderful.

Riley: That has always been a concern.

Bergenholtz: I went to prep school with tunnels and it worked.

Toth: I would point out that I think that this conforms to the Town's plan for the look of the Town if they did do something like cobble for pedestrian use and bikes. Tunnels would not be.

Ponder: The bus drop off is on that street. Drop off on Hope would make it congested.

Riley: Looking at a traffic study. Bradford hits Hope and it could be a stop as we tried to show in the graphic.

Ponder: Just a concern really from a non-expertise traffic study person.

Riley: I wish I could say that we do not have to worry, but I have worked in other districts where things did happen. Gives me anxiety because security is at the top of my list to make all areas and buildings secure.

Bergenholtz: This is going to be sealed off from the public.

Riley: Gates or such, closed during school, and open when not in use.

Lima: Interesting concept. Do look forward to looking at several different things. Give us choices, not just us, when some people see this, some are going to go bananas. I think it is going to be something that all your expertise and creativity is going to be put to the test. I understand reality and get concept keeping it closed while kids are there and open after. We need to take care of our kids. We just wanted to get your feedback on the concept. As we get more details and specific designs, we will be back.

Lima: It is just too bad that this did not happen 10 or 15 years ago and the schools on the common.

Ponder: I do like the concept. Good plan, any resistant would be the elimination of Bradly Street. I think it is a good concept.

Riley: Hope will get a little less resistance since we used barriers on the Street. Better than orange barriers.

Lima: Any comments? Good luck. We look forward to the new plans and I hope it turns out to be a good project.

Riley: Thank you.

Ponder: Securing funding is the next step?

Riley: We will probably be back. We have to submit to RIDE by the 15th. We do not get final approval until December.

Church: The application in August will be just that road?

Riley: Just whatever we are doing outside, and hardscaping.

Church: Good luck.

Riley: Thank you.

5. Monitor Reports & Project Updates

Lima: Any reports?

Toth: Yes, 805 Hope Street, per Steve, do we want a new Project Monitor on this? Millard will be the Project Monitor on the Beach House.

Allen: So does that mean there will be another position open?

Lima: Yes.

Church: I just found out I need to apply for it.

Ponder: Will we have an alternate?

Lima: Yes.

Church: Since appointment only two meetings will full contingent here.

Toth: I would like to move up the application deadlines to two weeks plus two days before meetings. The issue is that the 12pm deadline is the same for getting ads in the papers. Especially when there is a last minute application, sometimes there are issues, and last minute things that may get neglected from the ad, so I want to move that up.

Lima: You have to live with it, so whatever you think.

Toth: I think the Tuesday before would give me time to review, etc.

Lima: Place the ad.

Toth: Yes.

Teitz: I am in support. Having an extra week is important for review and to do the ad and to get back to people as opposed to now waiting another month, etc.

Lima: I think that would be helpful. We can get to them in time as opposed to coming to the meeting.

Teitz: We do not do anyone a favor by rushing them to the meeting without it being prepared.

Lima: It gives them time to be prepared and you to be prepared. We all procrastinate, but we have to have rules and regulations and giving them that week then everyone can be happy.

Toth: And it gives me a chance to review.

Bergenholtz: Makes sense.

Lima: Do we need to vote on it?

Teitz: I need to check guidelines first, but should be okay.

Lima: So this will be in effect in September?

Teitz: We have done this in other Districts.

Lima: What was it that we needed to discuss?

Toth: The sign on the Reynolds school. It has been taken care of.

Lima: To reuse the sign?

Toth: Yes, just not in the brick, just in the mortar, same as Town Hall, etc. Just trying to clarify if it can be done administratively.

Teitz: I say lead by example.

Lima: And putting on a different building?

Teitz: Yes.

Lima: Just want to run it past everyone.

Teitz: Yes, always good to do.

Lima: Anything else?

Bergenholtz: Any updates on fueling station on Thames?

Teitz: I am reminding Town Officials for the need of that. It is not going away. I will continue to do so. Screening which was not approved. Supposed to be a landscaping plan.

Bergenholtz: Fence?

Ponder: Was, not now.

Teitz: We need to have some sort of approvable screening, landscaping or something. I have reminded them all including the Harbor Master, Town Administrator, but it has not risen to a priority.

Lima: None have boats so they don't pay attention.

Ponder: They just like the money it brings in.

Millard: Who owns it?

Teitz: The Town.

Millard: Oh.

Allen: Nick and I are on a group that is looking for volunteers to keep looking out for storm events. Helps to provide information on coastal flooding on-line. Photos to be used for future reference. Will send out information on it, or Nick can. URI group is coordinating all of this. Helps to gather more information.

Millard: Go to the Elks Club. Get people from there.

Lima: Good to know.

Butler: Question about the application about the Bank of America ATM lighting.

Lima: Have they come back to us?

Butler: 3D model shows more subtle lighting there than the jewelry store next door and lighting at Citizens bank.

Ponder: They were supposed to install dimmers and have Butler look at it.

Lima: We need to contact them.

Toth: I can contact them.

Lima: So is Citizens doing the same thing?

Butler: Citizens is the one that needs to do it.

Bergenholtz: The planters in front are much taller than was agreed to.

Allen: Planters with no plants in it. Looks more like a wall.

Lima: Nick checked the application.

Toth: Yes.

Butler: Bank of America was the one.

Teitz: Can we have a motion to add the discussion of Bank of America and Citizens for discussion?

Motion made by Allen; Second by Lima.

Lima: Bank of America provided an image. Bank of America and Citizens needs to demonstrate on site.

Butler: Yes.

Lima: So we can see how bright it is. We need to look into the application regarding the planters. Now is the time they should be in use.

Bergenholtz: It is the height that is in question, not width.

Ponder: I mentioned it looked like something people would sit on. Hopefully they did not take it as something that should be taller.

Lima: They need a demonstration on site.

Teitz: We need to make it a point after a meeting to see it.

Millard: Are the lights installed already?

Butler: I do not think so.

Lima: They were to show if they complied.

Butler: Bank of America did a rendering.

Lima: They need to show it.

Motion to talk about a temporary fence made by Allen: Seconded by Butler.

Teitz: Diane Williamson and I met with two attorneys for Jim Roider, to do subdivision, said no, we are concerned as far as development allowing two houses to be built. I brought up the fact that there is an outstanding violation from HC in the fall of 2015, TRC meeting in March 2016, and requirement that this be screen, never been complied with. If there is no building in front of it, made a suggestion which would bring them coming back in front of you. Need to be real concrete plans, need screening and not wrap, but they never did. Stockade fence not approved and falling apart. We are talking to them. If things do not move forward, then we will go forward with violations.

Lima: Thank you.

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

1. Discussion and possible action on application deadlines for commission approval

9. Adjourned at 9:16pm

DRAFT