

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, April 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

1. Pledge of Allegiance

The meeting was called to order at 7:04 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance are Millard, Butler, Ponder, Allen, Lima, Bergenholtz, Mike O'Loughlin (new alternate), Toth, and Attorney Goins.

Absent is Church.

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the March 7, 2024 meeting.

Lima: Let's look at the minutes of the last meeting. Any additions or corrections.

Allen: None.

Millard: There is a spelling error in the description of landscaping at the Reynolds school. Please change "collendar" to "columnar".

Motion made by Allen to accept the minutes of the March 4, 2024 meeting as amended; Seconded by Butler.

Voting Yea: Butler, Lima, Millard, Bergenholtz, Allen, Ponder, and O'Loughlin.

Lima: I want to welcome our new alternate member, Michael O'Loughlin. Any questions, we're all available.

3. **Application Reviews**

3A. 23-177: Stephen Mello, 96 High St: Discuss and review of replacement of wood gutters with aluminum gutters on second story of house.

Stephen Mello present.

Allen: Reads history of the house into record.

Mello: There is an issue with the wood gutters.

Allen: I did not see the wood gutters on the house before they were taken down. A neighbor thought they were lying in the back yard and were in bad shape. Nick asked and you told him that they were aluminum gutters.

Mello: It has been 10-15 years since the house was bought. 94 High is a cottage and it has aluminum gutters on the right side and wood gutters on the left side. 96 High, when we purchased house had aluminum gutters running on the bottom and downspouts. The top of the house had wood gutters. As I said prior, I was away during construction with a 13-hour time difference and I had an overzealous contractor running with the project. We are here for whatever we need to do to correct it.

Allen: One thing that was also uncovered when you came in for your porch is that you replaced it without an application. You came in 2022 to replace rotted soffits.

Mello: I do not have a recollection on that. The soffits being replaced was due to a squirrel getting inside.

Allen: The reason we know is the photo showed wood gutters on 96 High on side of the house. That is how this came about. One of the things that we have been pretty adamant about is the replacement of wood gutters with wood or fiberglass which looks more like the wood gutters that were there before and it can match better. We have never approved wood gutters being replaced by aluminum. That is the situation we find ourselves in here.

Mello: On High Street, there are 3 or 4 houses that have wood and aluminum.

Allen: Some of those were done before the historic district came in.

Mello: Again I am here to follow whatever the Commission decides and make what is wrong right.

Allen: The fact that it is a very historically contributing structure, I would not vote for aluminum. We can take a poll.

Lima: I do have the information and the application from 4/28/22 and it was to repair and replace in kind for the rotted wood gutters and soffits and it says on 94 and 96.

Allen: Do we have copies?

Toth: I did not bring them.

Lima: I have it. They are wood and you can see where the wood was rotted. Looks like it is the house not the other building. Are we looking at these two properties separately?

Allen: Yes, there are two applications.

Mello: The cottage has aluminum on the right side and wood on the left side. The main house is 96 High and it had all aluminum on the bottom and wood on the top. We have aluminum on the bottom that we can revert to wood. We have taken a very expensive journey, the materials are three times what they cost and I am starting to struggle financially myself and I think the house looks great, but it is for you folks to decide.

Allen: 94 High is not a contributing structure but 96 High is.

Mello: I am willing to entertain your opinions.

Allen: If you had come to us before you did the work.

Mello: I understand.

Lima: I am looking to see what else we approved.

Mello: The Commission is very forgiving and it is a beautiful place to live.

Ponder: I think we have not, to my knowledge anyway, approved aluminum gutters. We would have not approved them 10 years. Now we will approve wood or fiberglass. If you see aluminum it is due to it being installed before the house was in the district.

Mello: There is aluminum all around bottom of house when we bought it. I would not put fiberglass I would go back to wood.

Ponder: If we did make an exception, we would find it in the record.

Mello: If you walk down the street, I do not know how many homes have it.

Allen: That is why we are trying to keep it wood. The reason we went to fiberglass is because they can carry more water as wood is smaller and with the amount of rain we have been getting, it overflows. That is the reason for the change.

Lima: Did everyone look at the stuff?

Ponder: Yes.

Lima: Michael, opinion?

O'Loughlin: No.

Millard: Prefer fiberglass or wood.

Butler: Do fiberglass or wood.

Bergenholtz: Same.

Lima: You have the poll of the Commission. Is there anything else you would like to say?

Mello: Can we leave the house as is?

Allen: Amy?

Goins: If the work was done in violation to the HDC rules and now you are asking for permission and the HDC rules against, then you are going to get a violation from the Town.

Allen: Amy, if we either deny or approve we cannot say at this point only wood or fiberglass can be used, Mr. Mello would have to come back with a separate application.

Goins: If that is the direction. I agree that you cannot vote on that tonight.

Lima: The option would be to continue this unless the option according to our attorney, come with either or, the aluminum is not appropriate. You can replace it with wood and you would not have to do an application. If you chose to put fiberglass which would look like wood, then you would need an application so that we can see what your plan is.

Mello: I understand completely. I will discuss this with my wife and see how to go forward. I am not sure going forward.

Lima: Aluminum downspouts have been approved before.

Mello: I may withdraw my application and come back to say we want to replace it with wood or fiberglass.

Lima: We do not approve aluminum at all. You can replace it with wood or fiberglass. If you chose the wood, you would not need to come back. Fiberglass you would need a new application.

Mello: If we remove the gutters and downspouts is there a violation?

Lima: You did change the profile of the house.

Goins: It is an alteration to the house that would need review.

Lima: You took wood away and you need to replace it with wood or fiberglass.

Mello: No fiberglass, would do wood.

Lima: If you looked at it you might consider it as it has a long life. Commissions have looked at it and it does last.

Mello: My opinion is wood to aluminum is better than fiberglass. 94 High is a different matter.

Lima: We will take one at a time.

Allen: Does he need a new application?

Toth: No if he is doing wood.

Allen: He would be replacing in kind?

Toth: Correct.

Mello: No problem I can get them. We will put them back up.

Lima: You may want to think about to put a rubber membrane inside the gutter for maintenance. I did it on my house and I have had no need for anyone to clean gutters and the downspouts work.

Mello: Good advice. When I bought the house it was there. I am good with that.

Allen: Do we deny or is it withdraw?

Goins: Just state on record that he is withdrawing the application.

Mello: I prefer to withdraw the application.

Lima: We need a motion.

Goins: No since he withdrew it.

Allen: Before we move on can we set a time limit that it has to be done by?

Goins: Since he withdrew the application, no. He is going to replace in kind and that is permitted. I do not know if there is a time limit for that. Just follow up with the applicant and report back at a subsequent meeting.

Lima: The work needs to be done within a year. I do not think applicant will want to wait considering the weather we have had.

Mello: Ironically, there has been a lot less water in basement without the gutter. I think we are talking about the structural, not historical integrity of home.

Bergenholtz: We have spent 30 minutes on this. Let's move on.

Mello: I will wrap it up.

Lima: Just note on the record that the applicant has withdrawn his application.

Allen: So noted.

3B. 24-024: Stephen and Jennifer Mello, 94 High Street:
Discuss and Act on replacement of siding and replacement of wood gutters with aluminum to match existing.

Stephen Mello present.

Allen: This is a completely different application from a different perspective. This is a non-contributing historic structure. The looks of the house does not contribute to the District.

Mello: It is historic as it was a general store.

Allen: Could you use the aluminum from 94 on 96?

Mello: I want to put cedar on the siding of the house.

Toth: We can do administratively to save time.

Allen: The gutters on one side are wood and the other is aluminum. I think because we do not feel it is a contributing structure, in my opinion, you could put aluminum on that. I thought you could use recycled materials from 94.

Mello: I will put wood on the cottage as well. I think that's fine. I was more concerned with the siding.

Ponder: Do we need a new application?

Toth: We are all set.

Mello: I want to be clear that structure is quite lengthy without gutters. Just gutters on the main house. There are no gutters at all and I would be more than happy for someone to walk the property and look at it.

Lima: If there is no wood on the back, then you are all set, leave it the way it is. Do we need a motion?

Goins: No, again just note it is withdrawn.

Lima: So noted, the application is withdrawn.

3C. 24-23: Mott & Chace Sotheby's International Realty, 317 Hope St: Discuss and Act on new exterior signage, interior decor per Formula Business ordinance, other Formula Business requirements.

Judith Chace and Mary Leahy present.

Lima: Explain the project please.

Chace: Yes. So we were here last month and we made some changes. Nick has been lovely to come over and check things out. We are looking for approval of the sign. The painting has been done and you had questions about the lighting. There is no exterior lighting. We just fixed issues from before. If you have questions or thoughts.

Allen: Do you have the sign on? There are two different ones here.

Chace: May I approach?

Lima: This is the one we made as Exhibit A.

Toth: Another sign is on the last page of the packet.

Leahy: This is the one we want.

Allen: So last one?

Lima: Yes, smaller than the one they.

Allen: 177?

Toth: Yes.

Bergenholtz: I am less concerned about the design of sign, but rather the materials of the sign. Is it brushed aluminum?

Chace: Yes.

Bergenholtz: Is there a shine to it?

Chace: No shine.

Bergenholtz: Two dimensional?

Chace: Yes.

Leahy: We provide information on how it would be fastened to the building.

Bergenholtz: I see that.

Lima: Anyone in the audience want to speak for or against this?

Ponder: I am ok with it.

Bergenholtz: I would like it to be more three dimensional.

Chace: Like a wood sign?

Bergenholtz: Yes.

Chace: Do we have an option?

Leahy: We do not.

Ponder: Are we voting on the interior décor lighting, etc.?

Chace: No exterior lighting.

Lima: Will there be interior night lighting?

Chace: There currently are three strips of track lighting which we do not like. What would look better are table lamps and have the table lamps lit.

Lima: That would be appropriate. Amy, can we have the Project Monitor make the decision? Track lighting is not good and we are having difficulty on other stores in Town that have fluorescent lighting.

Goins: Yes, you can delegate that.

Leahy: Would just be table lamps that are lit.

Allen: Most real estate agencies in Town have some way of displaying houses for sale in the District. That was not in the application.

Chace: There is a photo. It would not be back lit. It is just frames hanging with wire.

Allen: Okay.

Lima: So this is the way they will hang in windows.

Chace: Yes. We always try to make the office fit in the neighborhood.

Bergenholtz: What about the sign at 45 degrees?

Chace: No sign there.

Bergenholtz: So that is off the table.

Chace: Yes.

Allen: It is the #177 sign.

Lima: This is it, the one I indicated was Exhibit A at the March meeting.

Chace: It is not lit.

Lima: The homes for sale will be displayed in the two windows.

Leahy: Correct.

Lima: Anyone in the audience want to speak for or against this?

Motion made by Allen to accept the application as presented with signage to be what is on page 64 which was Exhibit A from March meeting; Seconded by Butler.

Voting Yea: Lima, Butler, Ponder, Allen, Millard, and O'Loughlin.

Voting Nay: Bergenholtz as to the material of the signage.

Secretary of Standards: #9

Project Monitor: Ponder

Lima: Please put your Certificate of Appropriateness in the window before you start the work.

Toth: This will require a sign permit which should be okay since you were approved by the HDC.

3D. 24-22: Michael Reilly, 240 High St: Discuss and act on permanent installation/storage of the "Santa House" on Bristol State House property adjacent to Town Common.

Toth: It is unclear if it was officially withdrawn.

Lima: No one is here?

Goins: Let it pass.

Allen: The house is not there?

Toth: No, it has been removed.

Lima: I had to stop on the street as they were removing Santa.

Toth: Mr. Riley reached out and he will not be applying for permanent installation. He will come back later in the year for a yearly approval and this Commission could approve when he is allowed to have it there.

Ponder: So a permanent temporary approval thing.

Goins: Yes, since it would be seasonal.

Lima: Skated through.

3E. 24-027: Town of Bristol, 235 High Street: Discuss and act on relocation of existing window to adjacent door location. Installation of plywood panel at window location to allow piping to adjacent ACCUs.

Diane Williamson and Nate Ginsburg, architect, present.

Ginsburg: We had been given previous approvals and what I am back for is a situation that has come up. We want to move the pipes from the condenser units to the outside to the southwest side site. There is a photo of the side. The contractor originally wanted to drill holes in the side of the building. Currently there is a door under stairs which was an old egress when basement had occupied space. It is no longer needed since it is just storage. And the egress is not being used. We are asking if we could take the window out which adjacent to door and put a new plywood covering in order to run pipes through the plywood. We want to remove the door and move the window to where the door was located.

Lima: Could you please show us the photo.

Ginsburg: So this is the window and we want to move it to where the door was so a new configuration will be a plywood panel on this side and window here.

Lima: The framing, etc., to be the same?

Ginsburg: Yes. State Historic was in support and we think it is good as well. The building will continue to have the same look.

Lima: Anyone in the audience want to speak for or against this?

Motion made by Ponder to accept the application as presented to relocate the current window to the opening that currently has a door and the opening that was the window to have a painted plywood panel to allow for utilities to be passed through with a finding of fact that the State Preservation Commission endorses the same; Seconded by Butler.

Voting Yea: Lima, Ponder, Butler, Allen, O'Loughlin, Bergenholtz, and Millard.

Secretary of Standards: #9

Project Monitor: Lima

Lima: Please put the Certificate of Appropriateness in the window. Thank you.

3F. 24-032: David Howe, 101 High Street: Discuss and act on replacement of shed in kind with same design and configuration.

David Howe present.

Howe: This is the second project at 101 High. When I moved here there were two sheds in back and some of you have seen it. What I was told by the real estate agent was that one shed was historic and one was not. The shed on the left did not last as it was in bad condition. There is still a foundation for this shed unlike the other one which is not historic. That does not have a foundation. I just want to replace it as it is to match the other shed. It would be very much like the existing one, just a little smaller. The only difference is that the other shed that fell had cedar shingles. If you want

it to be cedar I can do that. The one that is still existing is not cedar. The thought was to build one to look the same. I will be getting the materials and be doing the work myself. I will go with whatever you want. There is a picture here, but it is not exactly what I am going to do. I just wanted to give you an idea. I wanted to do this because I did not want to just go out and buy one or a shed kit.

Allen: The one you are replacing is the older of the two?

Howe: Yes. It was shot, leaking, and the roof had animals in it.

Allen: I am not surprised.

Millard: Will you be duplicating the horizontal siding with the grooves?

Howe: I am leaving it to the Commission. I would like to do that.

Millard: And you are doing it yourself.

Howe: The one that was there was like it but it had cedar.

Millard: I like it.

Howe: I do to.

Lima: Things change over time and sometimes we need to distinguish a new building from the old rather than just replicating history.

Howe: I am guessing that old one was not original. I want to do it in a better way. It cannot be seen from street.

Lima: Any questions? Anyone in the audience want to speak for or against this?

Allen: What material do you want to use for siding?

Howe: Wood plank.

Lima: That is fine.

Howe: All wood.

Allen: Gutters and downspouts as well?

Howe: Sure. This is the one that is still existing, and I am going to try to match this.

Butler: Okay. Is the street here?

Howe: No, you cannot see it from the street, but I still will make it look good.

Butler: So you will adjust the pitch of the roof?

Howe: Yes. It will be like the one existing on property. I want to match it.

Motion made by Ponder to approve the application to build a replacement shed as presented; Seconded by Butler.

Voting Yea: Millard, Allen, Butler, Bergenholtz, Ponder, Lima, and O'Loughlin

Secretary of Standards: #9

Project Monitor: Allen

Lima: Please put the Certificate of Appropriateness in the front window.

Howe: The work will start mid to late May.

Lima: That is fine.

Toth: What is approximate square footage of the shed?

Howe: 6x8.

Toth: Just confirm that with the Building Department. You should not need a building permit for this.

How: Okay.

3G. 24-034, SS Dion, 520 Thames St: Discuss and act on installation of pergola on outside deck.

Nick Dion and Bruce Ayers, Carpenter, present.

Dion: We are seeking approval for the materials for this. Bruce has a secret stash of mahogany he would like to use.

Ponder: You are just replacing this?

Dion: The metal casing will be taken down and replaced.

Ponder: It is currently on platform, correct?

Dion: The deck is staying and building on it.

Lima: Back end or front?

Dion: The northwest corner of property facing the water.

Ponder: Where outdoor seating is now.

Ayers: All of that framing is being replaced. Aluminum frame is coming down and pilings are staying. We are attaching to the subframe 4x6.

Ponder: Ramp staying?

Dion: Yes.

Lima: Anyone want to look at these?

Ayers: These are all 4x6 through the deck and attach to pilons. It would be an open pergola with a 45-degree angle. It would be more of a sun shade and it would be closed during bad weather. It should look very nice.

Lima: Wood?

Ayers: All wood. The other part, the panels on bottom were canvas and we are making that decision whether or not to put canvas back in or 1x3 slats vertical so it is covered. Only thing we are playing with.

Lima: When we do the motion we will indicate whether you have a choice between canvas or wood slats.

Ponder: Spaced down?

Dion: Horizontally, not vertically.

Ayers: Yes. Double timber locks into joist below and ties.

Lima: Thank you. Any questions. Anyone in the audience want to speak for or against this?

Motion made by Allen to accept the application as presented for the approval of the installation of a pergola as presented, as far as the lower portion above the deck half way up where there is canvas now, applicant

has the option of going canvas or 1x3 or 1x3½ slats;
Seconded by Ponder.

Voting Yea: Ponder, Allen, O'Loughlin, Butler, Lima,
Millard, and Bergenholtz.

Secretary of Standards: #9

Project Monitor: Butler

Lima: Please put the Certificate of Appropriateness in
the front window. If you have any questions, contact
Nick.

Toth: Put it next to the building permit when you pull
that.

3H. 24-062: Friends of Linden Place, 500 Hope Street:
Discuss and act on complete interior and exterior
restoration of all damaged and/or rotted wood,
including windows and doors, in-kind on "spring
house" outbuilding.

Ponder: Recused.

Millard: Recused.

Dean Nadalin present.

Dean: We want to fix the summer house in kind. There is
rot at the base of the windows to be replaced with wood.
Not much is going on in the interior except for the
inside of sash and painting the windows. As a history of
this company and the summer house, Chuck and Mary lived
in the apartment in back and Chuck started a business
there. The logo chosen on the summer house is near and
dear to us.

Lima: Thank the staff at Linden Place for providing us
with permission for you to be here.

Dean: They did get a grant to do this.

Lima: Even better.

Allen: It needs some TLC.

Lima: Any questions? Anyone in the audience want to
speak for or against this?

Motion made by Butler to accept the application as presented to complete the restoration of damaged wood including on the windows and doors; Second by Bergenholtz.

Voting Yea: O'Loughlin, Lima, Butler, Allen, and Bergenholtz

Secretary of Standards: #9

Project Monitor: Butler

Lima: Please put the Certificate of Appropriateness where visible. It should be ready soon.

3I. 24-035: Bristol Molly holdings, 44 Bradford Street:
Discuss and act on replacement of windows.

Ellen O'Connell present.

O'Connell: I am requesting new windows in the front unit particularly. I completely rehabbed the interior of the front unit. The old windows are rain damaged and water getting in. It is an expensive undertaking.

Lima: What we usually do with windows is we try to do a site visit to inspect the windows. I do not know if you all want to do that.

Bergenholtz: I recall that Lumbar did a lot of work restoring those windows to make sure they were left there. Has original glass.

O'Connell: They do have original glass, but they do not open. They looked beautiful, but do not function. The front unit windows does not open. The back do but not the front. Especially the windows facing the driveway.

Bergenholtz: They do not open at all?

O'Connell: Top floor unit do not open. I looked into restoration and keeping the glass, but it is extremely expensive.

Bergenholtz: We have approved Marvin, but it was replacing something that was already replaced. Surprised that easements were not placed on this.

Allen: We would prefer that you repair the windows rather than replace them since they may be original windows with

pulleys and counterweights in the walls and locks. To pull out and replace with modern that is against Secretary of Interior Standards. We do site visits in almost every case. To me, the pictures do not look like they are that bad. We need to do a site visit.

O'Connell: Who comes out?

Lima: We all do.

Allen: If they look like they can be repaired, we will not allow any replacement.

O'Connell: I am wondering if the cost is factored into the replacement approval.

Allen: No, if they can be repaired then that is what is necessary.

Lima: If the front windows are not able to be repaired, then could you possibly switch off the windows from back that are okay and take those and put those in the front and put newer windows in the back?

O'Connell: So a combination.

Lima: Correct, the ones seen from street and side.

O'Connell: The back has different windows.

Lima: We need to see the windows. Nick will be in touch with you to get days and times for availability and make the appointment and we will see them.

Goins: The next meeting is on Thursday, May 2, 2024, and the site visit will be before then so it can be determined.

Toth: We will get a quorum.

Lima: Let's make a motion to continue to the May meeting and then vote on site.

Motion made by Lima to continue application to the May meeting and in the meantime to have a site visit set up to walk the area and look at the windows and then decide on site; Seconded by Allen.

O'Connell: Can I have my builder take you?

Lima: Yes, sure.

O'Connell: I did a repair years ago.

Allen: Nick can give you the website. That could help.

3J. 24-36 to 24-59: Rhode Island Energy, 4, 5, 11, 23 Milk St, 27, 33, 39 Byfield St, 40, 44, 45, 48, 51, 52, 55, 64, 67, 68, 72, 79 Constitution St, 169, 198, 203 High St: Discuss and act on installation of gas meters on above listed properties.

Jacques Afonso, Thomas Benavides, and Dale Hurd present.

Toth: 11 Milk Street, 64 Constitution Street, 169 High Street, 198 High Street, and 203 High street are to be discussed tonight.

Allen: Question before we start. In the past we have never had RI Energy or National Grid come before us with an application like this. Why are we starting.

Millard: Because they got in trouble. They were running gas lines where they should not have been.

Afonso: I am the external affairs manager/liaison for RI Energy and the Town. I do believe about six years ago they were not complying with HDC applications. Since then, I have been assisting with that. For Bristol, some project applications have been submitted and went through the administrative process. The impact is at the front of homes and it does not make anyone happy. We are trying to minimize the impact. I can just summarize that four are going to be withdrawn. Milk Street will have to be re-applied because the homeowner wants the meter to be located outside. Another home at 5 Milk Street will be outside instead and it will be in the near future. We are taking a step back with the gas main replacement project on the roads. Those are older infrastructures that need to be replaced. We are installing new gas mains and once the gas is in we will be running it to the customers. Gas meters are inside the homes. We want to withdraw 203, 198, and 169 High Street, and 64 Constitution Street. There is no impact to the exterior on those. Also, Milk Street will have to be re-applied for. I just found out today that they will be changed.

Bergenholtz: What is a riser?

Afonso: A riser is a pipe that rises up from the ground to go into the house to the meter.

Bergenholtz: So just pipe no meter.

Afonso: Correct. 5 Milk Street and other Milk Street properties has to be re-applied for as the owners want the meters on the outside.

Bergenholtz: So RI Energy is not moving all of the meters to the outside.

Afonso: No, most are staying inside. Knowing the visual impact we get it, and it is the customer's choice to leave it inside. We would prefer them to be on the outside, but we understand.

Lima: I wish you would have told us earlier. We would have moved you up so you did not have to wait all night.

Afonso: I did not want to interrupt the agenda.

Lima: In the future, please see Nick and we could continue it.

Afonso: I did not want to be rude. Again, I apologize. It is a learning experience. As needed, we will apply and be back in front of you.

Ponder: Appreciate the lesson on all of this stuff.

Afonso: Thank you for that. As it is my role good or bad. If you have any question please contact me.

4. Concept Review

5. Monitor Reports & Project Updates

Lima: 1200 Hope Street. I went inside and outside and some minor mistakes and liberties were taken. The developer and owner will be here next month to present what is going on. The interior has been replicated with wood work and new mantels. They have replicated the wood and a lot of it you would not recognize. He will be back and it will be our decision to ask if it has been changed or not. If you have a chance, please feel free to look in the window on the side street and check out the property. The developer is Kyle Ritchie, let him know you are from HDC and preparing from May meeting.

Ponder: He was giving us a progress report once in a while.

Lima: Some things should have been applied for and were not and he is coming in for that. I would suggest you look at the property. He is doing an excellent job.

Ponder: There is a new build on the other side of the main road and I thought it was part of that.

Lima: On Nulton Way that property to the north was owned by the house behind 1200 Hope Street and they sold it to a developer. It is four lots and one has been sold. The house that is there is on spec. Kyle Ritchie does not own or have anything to do with it.

Ponder: It is not in District?

Lima: No.

Ponder: The old horseshoe driveway is connecting to road now.

Lima: Correct. We had approved it and then he was going to do five or six out buildings. We approved five and Zoning reduced it to four. Looking straight on the house there is one outbuilding to the left. They used dirt for infill and the other three buildings to the south and east of the medical center. There is only going to be two condos in each building. There will only be a total of ten condos.

Bergenholtz: Duplexes?

Lima: Yes. That is my report. Anyone else? Nick?

Nick: HDC resurvey consultant has finished the field work and is looking for a time for a presentation which would be approximately 30 to 40 minutes. Should we set up a special meeting for that? I was hoping for the Commission's opinion on that.

Lima: Should we do a half hour earlier or a separate day?

Bergenholtz: I think we will have a lot of questions. We do not want to rush it.

Lima: Okay.

Ponder: I think it would be convenient to have it before the meeting, but we will have questions.

Lima: On a Thursday?

Nick: Okay.

Lima: Nick, give them a couple of days and then will choose and check with Andy or Amy.

Nick: We said we wanted to invite Zoning, Planning, and the Town Council.

Lima: Check with Nathan and check with the Chairs of Boards and loop them in with the dates you come up with so they can check with their Board members.

Bergenholtz: And is it open to the public?

Lima: Yes.

Bergenholtz: Okay.

6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**
8. **Other Business**
9. **Adjourned at 8:50pm**

Oryann Lima