

Historic District Commission  
Town Hall, Room 121  
Meeting Minutes, 10 May 2016

Meeting called to order at 7:32 PM. Attending: Fran Arsenault (FA), Ron Regan (RR), David Honn (DH); not present David Shoemaker (DS) and Anita Rogers (AR)

7:32 PM      Citizens Questions: None

7:35            Move to approve April 12<sup>th</sup> Minutes; accepted unanimously.

7:40            Application for rehanging a wood door at 3 Wood Lane by contractor Glenn Burger. DH designated this a CNA assigning application #1613. DH will file the certificate.

7:45            270-274 Central St. Aaron Jeanson (Mickey Jeanson joined later) brought in simple floor plans and elevations for four buildings. Building A is the existing Greek Revival, modified by removing existing single level addition on rear of building and adding a two-story addition. Building B is the existing Victorian, modified by adding a second story on the existing one-story addition in the back. There will be two units, one in the front and one in the back. Building C is a replacement for the garage using the same basic shape and footprint. Building D is a new building next to building A, which is planned to be 2 ½ stories with side-by-side duplexes.

DH – In building A could there be more windows on the second floor. There will need to be an egress for the second floor, probably in the back. In building B there is a casement/slider in the existing kitchen that would be nice to replace with something more appropriate. In building C, you don't want to keep the look of the garage doors. Building D seems too big for its location next to building A. Could do a mirror image of building A? Make building D the same height as building A and use dormers to add more space.

In general if you can't fix/tune-up existing windows you can use all wood sash replacements. If you want to have shutters, make them real (sized and hung correctly) or don't do them at all. For the roofing a three-tab or low profile architectural shingle is preferred. For the detailed plans we

will need to have more information such as rake board or corner board dimensions etc.

RR – Building B seems too symmetric; don't be so literal with looking like the garage. Maybe alter the entries into the building to be asymmetric. Building D seems out of scale with building A. Look at Windsor Ave to see how the space between the houses and the size of the houses relate.

FA – For building B, the original gable peak and door in the front are nice details and it is worthwhile to try to keep them.

Mickey asked about using non-traditional materials, Boral Trim – a poly-ash-based composite material that looks and behaves like wood but is more rot resistant. DH – send me information about it. It is important that it doesn't look like plastic when new or when aged, and that it holds paint like wood.

8:15 (previous meeting went over, moved to later)

8:45 277 Central St. Marc Foster – Marc removed the temporary sign from graphic connection at the corner. There are more sign issues that need to be resolved with various tenants. Red, White and Brew has new signs in the windows that need to be reviewed.

Marc asked what he could do while we wait for the tenants to get into compliance. DH – the window repair and adding of storm windows don't require HDC approval so we will grant a CNA for documentation with the building department if needed. Due to the poor condition of the existing open stairs on the back of the building we will allow you to demolish them in preparation for adding the new stairs after the sign violations are remedied.

RR will submit the CNA for the window work and send an email to Frank Ramsbottom indicating that the HDC is ok with Marc removing the old stairs.

9:20 (from 8:15) 28-30 School Street Campobasso. #1611 Repair/rebuild chimney. The chimney is in the back of the house, but it is visible from the east side of school street. Any new brick will be smooth faced to match the existing

and the mortar will be colored and raked joints to match the existing. DH will grant a CNA.

9:30 70 School St. Duct work for heating/cooling system. We don't have a quorum so we can't vote. DH will organize a meeting next week just to vote on this item.

9:35 Move to adjourn; seconded and voted unanimously