



**HISTORIC DISTRICT COMMISSION
MEETING MINUTES
TUESDAY, OCTOBER 8, 2019, 5:00PM
NARRAGANSETT TOWN HALL - LARGE BOARD ROOM**

CONVENE: Chairman Lescarbeau called the meeting to order at 5:02pm

ROLL CALL: Keith Lescarbeau-Chairman, Robert Shields-Vice Chairman, Kristen Connell-Secretary—*left at 7:30pm*, Moira Hints, Gaia Charren, Judith Kenower—*left at 7:00pm*, Americo Mallozzi —*left at 7:20*, Melissa Kollitides —*arrived at 5:12pm left at 6:21pm*.

ALSO PRESENT: Michael DeLuca-Community Development Director, Brent Wiegand-Planning Technician, Heidi Petrone-Clerk to the Commission

ADMINISTRATIVE MATTERS:

Chairman Lescarbeau announced Moira Hints is resigning from the commission after this meeting as she will be living out of state for portions of the year.

CONSENT AGENDA

1C: APPROVAL OF MEETING MINUTES: September 10, 2019

A **MOTION** was made by G. Charren, seconded by M. Hints, to **APPROVE** the Consent Agenda. Motion **PASSES** 4 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, M. Hints-**AYE**, G. Charren-**AYE**)

PUBLIC HEARING

2PH: 48 Robinson Street: Plat D, Lot 74-A, New house construction
Owner: Sweenor Builders

Eric Baxter, the project manager from Sweenor Builders, presented the application and reviewed the design of the proposed house. K. Connell stated she had concerns with how prominent the garage is. Chairman Lescarbeau pointed out that new construction guidelines are less stringent with the focus being on whether the proposed design of a new house will have a detrimental effect on the surrounding historic district. G. Charren noted that when the “Caswell Cottages” were built the garages had to be moved to the back to not compete with the houses and feels the design is not consistent with the standards and guidelines. Chairman Lescarbeau noted that with new construction the intent is to emulate what would have been. R. Shields also noted the forward position of the garage, unusual rooflines, and the strange pitch of the roof.

*M. Kollitides arrived at 5:12pm

B. Wiegand reviewed the staff report noting general support for the project.

There were no questions or comments from the public.

A **MOTION** was made by J. Kenower, seconded by R. Shields, to **CLOSE** the public hearing. Chairman Lescarbeau asked for discussion. R. Shields stated that the garage could be detached, the driveway could be extended, and the garage could be placed in the back of the house, similar to the cottages on Caswell Street and the house next door. Discussion ensued on optional designs. G. Charren stated the homeowners knew they were buying in a historic district and should have known what could and could not be designed. M. Hints stated that there are guidelines for a reason. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, M. Hints-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

A **MOTION** was made by R. Shields, seconded by A. Mallozzi, to **APPROVE** the design as drawn. Motion **FAILS** 1 to 6 (K. Lescarbeau-**AYE**, R. Shields-**NAY**, K. Connell-**NAY**, M. Hints-**NAY**, G. Charren-**NAY**, J. Kenower-**NAY**, A. Mallozzi-**NAY**)

R. Shields stated they generally like Jeff Sweenor’s designs but this just did not meet the NHDC standards. Chairman Lescarbeau noted this is the first denial in 10 years.

3PH: **87 Narragansett Avenue:** Plat C, Lot **345**, Installation of fence inside property line

Owner: Jim Durkin

Jim Durkin stated he was issued a building permit to install the fence however when he wanted to add an arbor to the fence it was realized the property was in the historic district. He was told he needed to apply to the NHDC to keep the fence and to add the arbor. M. Hintsas noted a concern of the height of the fence towards the front. J. Durkin stated he would lower the height and discussion ensued on possible heights and designs of the arbor.

There were no concerns from the staff noted in the report and there were no questions or comments from the public.

A **MOTION** was made by G. Charren, seconded by A. Mallozzi, to **CLOSE** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, M. Hintsas-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

A **MOTION** was made by J. Kenower, seconded by G. Charren, to **APPROVE** the application. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, M. Hintsas-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

4PH: **52 Narragansett Avenue:** Plat C, Lot **424-1**, Extension of existing eastern rear sideline fence

Owner: SPMRI Holdings

Mary Ann Foote, a representative for the applicant, stated the application is to extend the existing fence along her property. There were no concerns from the staff and there were no questions or comments from the public.

A **MOTION** was made by K. Connell, seconded by M. Hintsas, to **CLOSE** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, M. Hintsas-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

A **MOTION** was made by G. Charren, seconded by J. Kenower, to **APPROVE** the application. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, M. Hintsas-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

5PH: **45 Narragansett Avenue:** Plat C, Lot **334-1**, Installation of solar panels

Owner: Dennis and Jamie Matulewicz

There was no one present for this public hearing.

A **MOTION** was made by A. Mallozzi, seconded by K. Connell, to **CONTINUE** the public hearing to the November 12, 2019 Narragansett Historic District Commission meeting. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, M. Hintsas-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

NEW BUSINESS

6NB: **DISCUSSION:** Administrative Approvals (fences, windows, rear facing renovations)

M. DeLuca noted that there has been an increase in applications that could potentially be done administratively if the members were to draft an amendment to the relevant ordinance. Discussion ensued on what additional types of applications could be done administratively with Chairman Lescarbeau noting that in the early stages of the commission everything was new to everyone and all needed to learn. He continued, stating that since then, certain types of windows, details, etc. have been approved regularly under certain scenarios and that he feels more applications could be done administratively. M. DeLuca noted he would not feel comfortable approving applications where the work would be visible. He stated he would be comfortable approving applications if the work is out of sight, such as in the back of the house. The general consensus of the members was to have M. DeLuca draft the amendment to the ordinance for review when available.

OLD BUSINESS

7OB: DISCUSSION: NHDC Property Owner's Guide Updates

Commission members will come to the November 12, 2019 NHDC meeting with suggested edits.

8OB: DISCUSSION: Solar Panel Policy

M. DeLuca noted there are pending laws from the state that will give guidance to towns in developing solar regulations. Discussion ensued on what other communities do. B. Wiegand reviewed the East Greenwich guidelines, which he coincidentally drafted. M. DeLuca stated a draft ordinance will be presented to the commission when it is available.

9OB: DISCUSSION: Tax Credit Application, Guide Sheet, and Procedures

M. DeLuca reviewed the materials that will be given to applicants with the application for a Certificate of Appropriateness. Chairman Lescarbeau noted he is not comfortable with an application fee for the tax credit application. M. DeLuca stated that the fee is currently in the ordinance and if/when the ordinance is amended the fee could be addressed then.

10OB: TIP OF THE MONTH: Fall 2019 Gutter Clean-Out

Chairman Lescarbeau noted the timing of cleaning out your gutters is important. If you do it too soon the gutters fill up and the rain and snow from the season builds up and runs down your siding.

REPORTS FROM STAFF / COMMISSION:

- Letter to RI National Grid regarding Gas Meters and Regulators in RI Municipal Historic Districts

M. DeLuca stated this item was for informational purposes only. No action was taken.

AGENDA ITEMS FOR NEXT MEETING: None

ADJOURNMENT:

A **MOTION** was made by G. Charren, seconded by M. Hintsu, to **ADJOURN** the meeting at 7:40pm. Motion **PASSES** 4 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, M. Hintsu-**AYE**, G. Charren-**AYE**)

Respectfully Submitted,

Heidi Petrone
Clerk to the Commission