



**HISTORIC DISTRICT COMMISSION  
SPECIAL MEETING MINUTES  
TUESDAY, FEBRUARY 25, 2020, 6:00PM  
NARRAGANSETT TOWN HALL - LARGE BOARD ROOM**

**CONVENE:** Chairman Lescarbeau thanked everyone for coming to a special HDC meeting in order to help facilitate the progress of such an important project. Chairman Lescarbeau then called the meeting to order at 6:00pm.

**ROLL CALL:** Keith Lescarbeau-Chairman, Robert Shields-Vice Chairman, Kristen Connell-Secretary, Judy Kenower, Karen Catuogno, Gaia Charren-alternate

**ABSENT W/ CAUSE:** Americo Mallozzi, Melissa Kollitides

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

**ADMINISTRATIVE MATTERS:**

M. DeLuca stated he has a scheduling conflict and asked to have the March HDC meeting rescheduled. The Commission agreed to move the regularly scheduled HDC meeting to Tuesday, March 17, 2020.

B. Wiegand informed the Commission he will be leaving his position with the Town as of Monday, March 2, 2020.

**CONSENT AGENDA**

**1C: APPROVAL OF MEETING MINUTES:** February 11, 2020

A **MOTION** was made by J. Kenower, seconded by K. Connell, to **APPROVE** the consent agenda. Motion **PASSES** 5 to 0 to 1 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, K. Catuogno-**AYE**, G. Charren-**ABSTAINED**)

**PUBLIC HEARING**

**2PH: 80 Narragansett Avenue:** Plat C, Lot 393, Exterior Renovation, Garage addition, and driveway relocation  
**Owner:** Sweenor Builders

A **MOTION** was made by K. Connell, seconded by R. Shields, to **OPEN** the public hearing. Motion **PASSES** 6 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, K. Catuogno-**AYE**, G. Charren-**AYE**)

M. DeLuca asked everyone to state their names for the record as there are new individuals present for the applicant. Present for the meeting are Jeff Sweenor of Sweenor Builders, the applicant and initial owner of the property, and also the builder for the project, Eric Baxter-Project Engineer, and Aaron Sessin-Project Manager. Michael Campopiano, the new owner of the house is also present.

J. Sweenor stated the proposed project is a complete restoration of the original house while adding a mudroom with above connector and garage with a bedroom above on the side of the house. He stated he is committed to keeping everything as original as it was and restoring what can be restored, and only using new materials when they have to. The addition is designed to appear as if it was there from the beginning. Existing windows will be restored to include taking out the aluminum storms and replacing with period appropriate wood storms. They tried to follow the guidelines as much as possible and work within the foot print of the lot and the access to Narragansett Ave.

K. Connell asked what the start/end dates of the project will be. J. Sweenor stated the project will start in March and he anticipates the project will be done this November.

Chairman Lescarbeau asked for further explanation of the square footage that is being added to address concerns R. Shields expressed related to massing. Discussion ensued around the square footage being added. Chairman Lescarbeau noted that additions should be proportionate and no more than 1/3 the size of the main structure.

K. Catuogno noted the size of the drive had been reduced since the pre-application meeting, which she is in favor of, but the size of the driveway is still concerning to her because you wouldn't typically see that big of a driveway on an historic home. J. Sweenor replied the size of the driveway has to comply with code requirements however the look of the driveway was designed to blend in to the landscape and not be such a stark contrast as you would have with an asphalt driveway. He also feels it is important for a car to be able to turn around before pulling out onto Narragansett Ave instead of a car trying to back out onto Narragansett Avenue. M. Campopiano stated that is a major concern of his because he has 2 small children.

Chairman Lescarbeau asked if there were any questions or concerns about the design of the house now that there is a full understanding of the proposal as it relates to the NHDC guidelines.

R. Shields stated he would like to see the width of the garage reduced two (2) feet in order to hold the ridgeline to where it currently is. J. Sweenor stated that the garage would then too closely mimic the pitch of the house. Chairman Lescarbeau agreed that if the height of the roof of the garage increases too much then it will appear as a twin peaks / duplex structure and not a complimentary structure to the main structure.

K. Catuogono stated the massing of the garage is overwhelming to her for the size of the house. J. Sweenor asked how the guidelines would address that versus an individual's personal preference. Chairman Lescarbeau stated Guideline 53 addresses this situation noting that additions must be compatible with the main structure. J. Sweenor noted that looking at the site plan the garage is set back from the house.

Chairman Lescarbeau asked if Staff had concerns with the project. B. Wiegand stated preliminary concerns such as shingle design and the location of utilities have been addressed. The garage is secondary to the house in appearance and size and fits all the criteria in Guideline 53. He stated Staff is in support of the application as presented.

G. Charren stated she believes the garage is different enough that it makes the design more interesting and does not feel that reducing the size of the garage the 2 feet as desired by R. Shields will make a difference visually and it will make living in the structure harder for the individual. She also believes that being able to turn around in the driveway is very important.

K. Catuogno noted the staff report stated a concern with removing the exterior wall of the enclosed sunporch. K. Connell felt the wall was internal and the glass wall is the exterior. M. DeLuca stated it is apparent that it was originally an open air porch that had been enclosed as the wall has shingles on it. There are guidelines that allow for enclosing a sunporch but this was done before guidelines were in place. Now that the porch is enclosed he acknowledged it is considered interior space. He wanted to bring this to the Commission's attention because it is a unique situation and there is a potential grey area suggesting the wall may need to be retained or "memorialized" in some way. Chairman Lescarbeau noted that when the wall is removed there will be a beam exposed which will denote where the wall was. This was confirmed by E. Baxter. B. Wiegand noted that the appearance of a sunporch is being maintained with the windows being refurbished and keeping the height of the knee wall.

M. DeLuca suggested a redesign of the driveway with a short hammerhead to accommodate the turning of a car. J. Sweenor and M. Campopiano were agreeable to that design change.

K. Connell stated she believes this project is a gift to the HDC and the Town and help promote what the HDC is trying to do and attract families to the Town. This project could influence more individuals to do the same type of project.

There were no comments from the public.

A **MOTION** was made by K. Catuogno, seconded by J. Kenower, to **CLOSE** the public hearing. Motion **PASSES** 6 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, K. Catuogno-**AYE**, G. Charren-**AYE**)

A **MOTION** was made by K. Catuogno, seconded by G. Charren to **APPROVE** the project as submitted. Chairman Lescarbeau asked for discussion. R. Shields stated he would like to get a sense of the Commission on the width of the garage.

A **SUB-MOTION** was made by R. Shields, seconded by K. Catuogno, to require the applicant to reduce the width of the garage from 24 feet to 22 feet. Chairman Lescarbeau asked for discussion.

K. Catuogno stated she is supportive of this project, it is beautiful, but the garage massing is still concerning to her.

R. Shields stated that moving the walls in won't reduce the size of the living area on the second floor.

Chairman Lescarbeau stated he believes the massing is not a luxury item but a functional aspect and in light of the entire situation he feels the massing is fine.

G. Charren and J. Kenower are fine with the massing of the garage and K. Connell stated she is in agreement with Chairman Lescarbeau.

Chairman Lescarbeau asked for input from M. DeLuca who stated he had no opinion either way and B. Wiegand who stated the project meets the guidelines.

Chairman Lescarbeau then called for the vote on the sub-motion. Motion **FAILS** 2 to 4 (K. Lescarbeau-**NAY**, R. Shields-**AYE**, K. Connell-**NAY**, J. Kenower-**NAY**, K. Catuogno-**AYE**, G. Charren-**NAY**)

Chairman Lescarbeau called for a vote on the original motion. Motion Passes 5 to 0 to 1 (K. Lescarbeau-**AYE**, R. Shields-**ABSTAINED**, K. Connell-**AYE**, J. Kenower-**AYE**, K. Catuogno-**AYE**, G. Charren-**AYE**)

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**REPORTS FROM STAFF / COMMISSION:** None

**AGENDA ITEMS FOR NEXT MEETING:** H. Petrone noted that an application for 64 Caswell Street came in and one for 94 Central Street will be coming. M. DeLuca noted that 94 Central Street will more likely be placed on the April agenda.

**ADJOURNMENT:**

A Motion was made by K. Catuogno, seconded by J. Kenower, to Adjourn the meeting at 7:50pm. Motion **PASSES** 6 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, K. Catuogno-**AYE**, G. Charren-**AYE**)

Respectfully submitted,



Heidi Petrone

Clerk to the Historic District Commission