



Historic District Commission

Meeting Minutes

Tuesday, October 13 2020, 6:00pm

Convened Electronically from Narragansett Town Hall

Note: This meeting is NOT open for onsite attendance. Please Sign in via computer or cellphone app using the ZOOM access code or dial in for audio only via one of the numbers below.

Computer: <https://zoom.us/j/8719170546> Dial-in only: 1 929 436 2866 One tap mobile: 1 929 436 2866 Meeting ID: 871 917 0546

Convene: Chairman Lescarbeau called the meeting to order at 6:03pm.

Roll Call-via Zoom: Keith Lescarbeau-Chairman, Judy Kenower, Americo Mallozzi, Karen Catuogno, Melissa Kollitides-@ 7:15pm, Gaia Charren-Alternate

Absent: Kristen Connell-Secretary-w/ cause

Also Present: Michael DeLuca-Community Development Director, Heidi Petrone-Clerk to the Commission-via Zoom

Administrative Matters: H. Petrone noted that the Vice Chairman of the Commission, Robert Shields, had resigned from the NHDC and will not be included in the roll call.

Consent Agenda

1C: **Approval of Meeting Minutes:** September 8, 2020

A **Motion** was made by J. Kenower, seconded by G. Charren, to **Approve** the Consent Agenda with noted corrections. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Public Hearing

2PH: **94 Central Street (continued):** “La Sata” Plat D, Lot 105, Replace Rear & Side Doors & Windows
Owner: John & Elizabeth Cournoyer

Frank Scotti, the contractor and authorized representative for the applicants, the Cournoyer’s, gave a brief over-view of what the project entailed and explained the pictures of the completed work he submitted that were requested by the Commission, noting the windows and transoms.

M. DeLuca reviewed the July 2020 staff report explaining that the concerns of the project noted in the report had been resolved with the supplemental information that had subsequently been submitted. There were no questions or concerns from the Commission members.

Chairman Lescarbeau reminded F. Scotti to not perform work without following the proper procedures. F. Scotti did acknowledge the oversight on this project and committed to seek additional approvals if anything else changes.

A **Motion** was made by J. Kenower, seconded by A. Mallozzi, to **Close** the public hearing. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, G. Charren-**Aye**)

A **Motion** was made by J. Kenower, seconded by A. Mallozzi, to **Approve** the project as completed. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, G. Charren-**Aye**)

3PH: **83 Narragansett Avenue:** Plat C, Lot 344B Replace Windows, Doors, Roof
Owner: Sally Lapidis

M. DeLuca explained that the applicant is currently seeking a zone change in addition to zoning relief to remodel the property that the Commission discussed last month at a pre-application agenda item. The zoning issues associated with this project need to be resolved before the applicant can proceed with the HDC application process. The advertisement for the above noted hearing had already been published so this agenda item needed to stay on the agenda but he asked the Commission to continue the public hearing with no date certain.

A **Motion** was made by G. Charren, seconded by K. Catuogno, to **Continue** the public hearing to a date unknown. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, K. Catuogno-Aye, G. Charren-Aye)

4PH: **“Rockhurst” 300 Ocean Road:** Plat F, Lot 10, Replace Porch Decking
Owner: David and Paula Golden Trust

David Golden, the applicant, presented his application to replace the wood decking on his home with composite decking materials. He noted the deterioration of the wood decking, as depicted in the pictures he submitted, and cited safety concerns for his grandchildren and pets as his reason for replacing the decking. D. Golden did state that the wood railings and wood banisters would remain.

M. DeLuca reviewed the staff report citing no concerns and stating the Commission has approved this type of decking before, and he recommends approval of this application. There were no questions or concerns from the Commission.

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Close** the public hearing. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, K. Catuogno-Aye, G. Charren-Aye)

A **Motion** was made by J. Kenower, seconded by G. Charren, to **Approve** the project. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, K. Catuogno-Aye, G. Charren-Aye)

5PH: **123 Narragansett Avenue (continued):** Plat C, Lot 352, Replace 25 Windows
Owner: Charles German

Charles German, the applicant, reviewed the picture he submitted as an example of the type of window he wished to use, noting that the picture is a 4 over 1 but he will actually be using a 2 over 1 window but with no storm sash. He stated he would be replacing all the windows in the house and that the brand of window he is proposing to use has been used in other historic districts in other towns. He also discussed the cost to him of wood versus vinyl windows.

Discussion then ensued of replacement windows, noting wider frames and casings. M. DeLuca reviewed the staff report and noted it was reasonable to replace all the windows. Chairman Lescarbeau said he did look at the house and it does need a lot of work. A. Mallozzi stated he would like to see an actual sample of the proposed window to be used. K. Catuogno stated she would like more information on the windows to make an informed decision. C. German stated he would bring a window sample into the office for the Commission members to see.

A **Motion** was made by K. Catuogno, seconded by A. Mallozzi, to **Continue** the public hearing to the Tuesday, October 27, 2020 Special Narragansett Historic District Commission meeting. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, K. Catuogno-Aye, G. Charren-Aye)

New Business

6NB: **Reinstatement of Final Plan: 80 Central Street,** Plat D, Lot 115A
Owner: Thomas Santilli

M. DeLuca explained the situation of events that led to the Reinstatement of Final Plan as noted above, explaining that the Zoning Board has already given their time extension approval for the project as it relates to the zoning relief needed. Tracy Duff, the authorized representative for the applicant, Thomas Santilli, explained that the same plans as previously approved will be used. Chairman Lescarbeau explained that nothing has changed in the application materials or the NHDC’s Standards and Guidelines from the original NHDC approval.

There were no questions or concerns from the Commission.

A Motion was made by G. Charren, seconded by J. Kenower, to Reinstate the Approval of the Final Plan. Motion Passes 4 to 0 to 2 (K. Lesarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Abstained**, M. Kollitides-**Abstained**, G. Charren-**Aye**)

Old Business

Items for Next Agenda: None

Reports from Staff/Commission: None

Adjournment:

A Motion was made by K. Catuogno, seconded by J. Kenower, to Adjourn the meeting at 8:14pm. 6 to 0 (K. Lesarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission