



Historic District Commission

Meeting Minutes

Tuesday, December 8, 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> / Meeting ID: 871 917 0546

Dial-in only: 1 929 436 2866 / One tap mobile: 1 929 436 2866

Convene: Chairman Lescarbeau called the meeting to order at 6:05pm.

Roll Call via Zoom: Keith Lescarbeau-Chairman, Judith Kenower, Americo Mallozzi, Melissa Kollitides, Gaia Charren-Alternate

Absent w/ Cause: Kristen Connell-Secretary, Karen Catuogno

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

Administrative Matters:

- 2021 meeting dates

A **Motion** was made by G. Charren, seconded by M. Kollitides, to **Approve** the 2021 meeting dates as proposed. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Consent Agenda

1C: Approval of Meeting Minutes: November 10, 2020, November 23, 2020

A **Motion** was made by J. Kenower, seconded by M. Kollitides, to **Approve** the consent agenda with the noted correction. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Public Hearing

2PH: 8 Rockland Street: Plat D, Lot 88-1, Second Story Addition

Owner: Joseph P. Gilmartin

Joseph and Paula Gilmartin, the applicants, presented their application to add a 2nd floor addition to their home.

Chairman Lescarbeau stated he believed there is very little difference in design and architecture from the current house to the proposed house with the 2nd floor, noting that the home still gives the impression of a cottage. He also noted the configuration of the new windows is in keeping with the original design of the house.

Discussion ensued among the NHDC members and the applicants on the type of vinyl siding that will be used. Chairman Lescarbeau stated that in the past vinyl siding had been approved for additions to structures that already had vinyl siding. In this case, the applicant will be removing all the pre-existing vinyl siding in order to construct the 2nd floor. He questioned if it is appropriate to permit all new vinyl siding or require siding more in keeping with the NHDC standards and guidelines. The applicants stated they are proposing to use a “Cedar Impressions” type of vinyl replacement siding. M. DeLuca noted that had been approved on other projects.

M. DeLuca expressed concern over the placement and configuration of the windows, noting the windows on the second floor on both sides of the house appear out of place in comparison to the placement of the windows on the first floor. He also stated that during the pre-application meeting for this project the demolition and rebuild of the garage had not been discussed. He noted that the applicant’s had submitted an engineer’s report verifying that the current garage could not be saved and should be demolished.

There were no comments from the public.

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

A **Motion** was made by G. Charren, seconded by M. Kollitides, to **Approve** the demolition and rebuild of the garage. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

A **Motion** was made by J. Kenower, seconded by A. Mallozzi, to **Approve** the proposal with the stipulation that final construction drawings be submitted and a detail review be done for the selection of the siding to the house. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

3PH: “Gillian Lodge” 415 Ocean Road: Plat G, Lot 14, Window Replacement
Owner: Peter Frost

Michael DeLuca stated that the application filed by the window representative on behalf of the home owner was fraudulent and the application should be withdrawn.

A Motion was made by J. Kenower, seconded by A. Mallozzi, to dismiss the application. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

4PH: 80 Narragansett Avenue: Plat C, Lot 393, Rear patio, shed, fencing, soak pool, generator and outside kitchen
Owner: Michael F. Campopiano

Eric Baxter and Aaron Sestin, both from Sweenor Builders, the contractor for the project, presented the application for the amendments to the original approved plan. E. Baxter noted that the pool is flush with the ground and the shed will match the coloring and shingle pattern of the house.

Chairman Lescarbeau stated he believes the proposed amendments appear to be appropriate as they apply to the NHDC Standards and Guidelines. There was a consensus of concern among the NHDC members that the proposed fence along Robinson Street would block the view of the home and the architectural details, such as the windows where the sun porch was converted to interior living. E. Baxter agreed to lower the height of the fence on that side of the house.

There were no questions or concerns from the staff or members of the public.

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, M. Kollitides-Aye, G. Charren-Aye)

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Approve** the application with the stipulation that the size of the fence is reduced along the house that faces Robinson Street as noted. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

Old Business

5OB: 123 Narragansett Avenue: (*public hearing continued*) Plat C, Lot 352, Window Replacement
Owner: Charles German

As noted above, this is a continuation of the hearing from the November 10, 2020 NHDC meeting.

Michael DeLuca, Community Development Director, stated that after seeing the 2 window samples submitted by the applicant, staff has no concerns with the proposal and is in favor of approval.

There were no questions, concerns, or comments from the NHDC members or the public.

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

A **Motion** was made by G. Charren, seconded by M. Kollitides, to **Approve** the application. Motion **Passes** 5 to 0 (K. Lesarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

New Business - None

Items for Next Agenda: None

Reports from Staff/Commission: None

Adjournment:

A **Motion** was made by J. Kenower, seconded by M. Kollitides, to **Adjourn** the meeting at 8:17pm. Motion **Passes** 5 to 0 (K. Lesarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission