



## Historic District Commission

### Meeting Minutes

Wednesday, June 23, 2021 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-via Zoom:** Chairman Lescarbeau called the meeting to order at 6:08pm.

**Roll Call-via Zoom:** Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Judith Kenower-Secretary, Americo Mallozzi, Melissa Kollitides, Gaia Charren-Alternate

**Also Present-via Zoom:** Michael DeLuca-Community Development Director, Crystal Kidd-Planning Technician, Heidi Petrone-Clerk to the Commission

#### **Administrative Matters:**

#### **Consent Agenda**

1C: **Approval of Meeting Minutes:** None

#### **Public Hearing**

2PH: **“Coast Guard House”:** 40 Ocean Road – North Deck, HVAC Units, Elevator Vestibule  
**Owner:** Southwind Corporation

John Revens, the attorney for the applicant, noted his client is in agreement with all the conditions listed in the project summary. Frank Karpowicz, an architect for the project, reviewed the changes made in relation to the North Deck and the elevator vestibule. Mike Abbott, another architect for the project, reviewed three options for the screening of the HVAC units.

M. DeLuca reviewed the project summary noting overall staff support for the changes made with certain conditions. G. Charren expressed her approval for the deck and vestibule changes and stated she liked the 3<sup>rd</sup> option for screening coverage but questioned what the archway door will look like. F. Karpowicz stated the door will be an operable door for the kitchen staff and will be similar to the entry doors. J. Kenower and A. Mallozzi also expressed support for the changes made. M. Kollitides questioned if the bathrooms being presented will look that way in 2022 or will there be more changes. K. Catuogno asked if the footprint of the bathrooms being shown was approved in 2017 or will a new public hearing be required for another approval? M. DeLuca and Chairman Lescarbeau reviewed the previous plans and the current plans and surmised the footprint was conceptually approved. Chairman Lescarbeau stated he believed that each matter should be voted on separately on its own merits. There was no one from the public that spoke in favor or against the proposal.

A **Motion** was made by G. Charren, seconded by A. Mallozzi, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**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 changes made to the North Deck as constructed. Motion **Passes** 5 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Abstained**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

A **Motion** was made by M. Kollitides, seconded by J. Kenower, to **Approve** the changes made to the elevator vestibule as constructed. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

A **Motion** was made by G. Charren to approve the 3<sup>rd</sup> option presented for screening of the HVAC units on the roof. No one seconded the motion. Motion **Fails**.

No motion was made for the 2<sup>nd</sup> or 1<sup>st</sup> options presented for screening of the HVAC units on the roof.

A **Motion** was made by M. Kollitides, seconded by A. Mallozzi, to **Accept** the HVAC unit on the southwest corner of the roof temporarily, and require the applicant to investigate and report back to this Commission within 60 days any other options for its permanent placement. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

3PH: **60A Narragansett Avenue**: Construct Pergola  
*Owner: David & Debra Valois*

David Valois, the applicant and property owner, presented his application to construct a wooden pergola over an existing patio, noting it will not cover the entire patio. C. Kidd reviewed the staff report noting there were no concerns and staff supports approval of this application. There was no one from the public who spoke in favor or against the application and no Commission members had any questions or concerns.

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

A **Motion** was made by G. Charren, seconded by A. Mallozzi, to **Approve** the application as presented subject to conditions listed the project summary dated June 15, 2021. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

4PH: **60B Narragansett Avenue**: Construct Bulkhead Enclosure  
*Owner: Steven & Cindy Allegretti*

Steven Allegretti, the applicant and property owner, stated that his contractor would present the application. Brian Thalman, from DiStefano Brothers, presented the application to remove the metal bulkhead doors and replace them with a “doghouse” structure. C. Kidd reviewed the staff report noting there were no concerns and staff supports approval of this application. Chairman Lescarbeau noted the proposed roofline would be visually imposing compared to other roofline styles that would minimize the height of the pitch of the roofline. B. Thalman explained a gable style roofline would create water issues because of the design but he is amenable to lowering the height of the proposed roofline. There was no one from the public who spoke in favor or against the application and no Commission members had any questions or concerns.

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

A **Motion** was made by G. Charren, seconded by A. Mallozzi, to **Approve** the application as submitted subject to conditions listed the project summary dated June 15, 2021. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

5PH: **5 Brown Street**: Demolish damaged garage / Construct new addition  
*Owner: Angela Saillant*

Angela Saillant, the applicant and property owner, stated the architect for the project would present her application. David Demetrick, from Ocean State Drafting, presented the application to demolish the existing garage and build an addition to the house to accommodate a master suite. He also noted that the garage was damaged during a previous storm. M. DeLuca reviewed the staff report noting that the garage was not an original structure. Chairman Lescarbeau stated he had done a site visit and the breezeway from the garage to the house was poorly done. M. DeLuca indicated staff support for approval with some conditions.

There was no one from the public who spoke in favor or against the application and no Commission members had any questions or concerns.

A **Motion** was made by M. Kollitides, seconded by K. Catuogno, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

A **Motion** was made by G. Charren, seconded by K. Catuogno, to **Approve** the application as submitted subject to conditions listed the project summary dated June 17, 2021. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

**Old Business**

None

**New Business**

None

**Items for Next Agenda:** None

**Reports from Staff/Commission:** None

**Adjournment:**

The meeting ended at approximately 9:14pm; however, members left the meeting before a motion was called to adjourn.