



**Historic District Commission
Meeting Minutes
Tuesday, November 9, 2021 6:00pm
Narragansett Town Hall**

Convene: Chairman Lescarbeau called the meeting to order at 6:00pm.

Roll Call: Keith Lescarbeau-Chairman, Americo Mallozzi, Nanci Adams, Gaia Charren-Alternate

Absent w/cause: Karen Catuogno-Vice Chairman, Judith Kenower-Secretary

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

Administrative Matters: None

Consent Agenda

1C: **Approval of Meeting Minutes:** October 12, 2021

The Consent Agenda was continued to the December 14, 2021 meeting due to a lack of quorum of members who attended the October 12, 2021 meeting.

Public Hearing

None

Old Business

2OB: **Tax Credit Review: 386 Ocean Road,** David Osborne
New Cedar Shingles on House and Garage

Chairman Lescarbeau stated he and Nanci Adams conducted a site visit on November 8, 2021 and can confirm the work done as reported.

Chairman Lescarbeau and N. Adams recommended approval of the tax credit request in the full amount of \$10,000.00

A **Motion** was made by G. Charren, seconded by A. Mallozzi, to **Approve** the tax credit in the total amount of \$10,000.00, distributed yearly in the amount of \$2,000.00 over five years.

Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, A. Mallozzi-**Aye**, N. Adams-**Aye**, G. Charren-**Aye**)

New Business

3NB: **Pre-Application Review: Middlebridge School,** Plat F, Lots 4-4, 4-5, 57 Hazard Avenue
Construction of New Theater

Chairman Lescarbeau noted that the proposal is for a new construction project and under the Commission's Standards and Guidelines the design of the structure does not need to be historic in nature but cannot be detrimental to the surrounding historic structures.

Jack McGreen, the attorney for the property owner and applicant, explained the proposal is for a new performing arts studio.

Mark Saccoccio, the architect for the project, reviewed the design for the theater, noting the adjustments made to address concerns expressed by the Commission after the January 2020 pre-application meeting for this project.

Jon Carter, the landscape architect for the project and a licensed arborist, described the health of the 5 European beech trees in question, noting that the trees are already approximately 120 years old. He stated that tree 2 is completely dead, and the health of trees 1, 3, and 4 is very poor with each tree having severe scarring/wounds and a black tar like fungus. Tree 5 is believed to be an offshoot planting from the surrounding trees and is not original to the landscape design.

Clem Desjardins, a consulting arborist hired by the applicant, also reviewed the health of the trees, concurring with the statements from J. Carter, and explained how the health of the trees is so deteriorated that fungus treatments would not be an effective course of action to save the trees.

John Kaufman, the authorized representative for the applicant, explained that the lot itself has approximately 30 acres, however most of that is wetlands. He believes the proposed location of the theater is the least impactful to the surrounding historic landscape.

As this was a pre-application meeting, there were no motions made and no votes taken.

Items for Next Agenda: 2022 Proposed Meeting Dates-for vote

Reports from Staff/Commission: None

Adjournment:

A **Motion** was made by G. Charren, seconded by N. Adams, to **Adjourn** the meeting at 7:40pm. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, A. Mallozzi-**Aye**, N. Adams-**Aye**, G. Charren-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission