



Historic District Commission

Meeting Minutes

Tuesday, December 14, 2021 6:00pm

Narragansett Town Hall – Assembly Room

Convene: Chairman Lescarbeau called the meeting to order at 6:06pm.

Roll Call: Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Judith Kenower-Secretary, Gaia Charren-Alternate, Nanci Adams

Absent: Americo Mallozzi

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

Administrative Matters:

- Approval of 2022 meeting dates
A **Motion** was made by N. Adams, seconded by G. Charren, to **Approve** the 2022 meetings dates as proposed. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, N. Adams-**Aye**, G. Charren-**Aye**)
- Approval of 2021 Certified Local Government Annual Report
A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Approve** the 2021 Certified Local Government Annual Report as proposed. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, N. Adams-**Aye**)

Consent Agenda

1C: **Approval of Meeting Minutes:** October 12, 2021, November 9, 2021

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Approve** the October 12, 2021 meeting minutes. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, G. Charren-**Aye**)

The November 9, 2021 minutes were continued to the January 11, 2022 meeting.

Public Hearing

2PH: **49 Narragansett Avenue:** Stone Veneer of Foundation

Owner: Glen Brooks

David D'Allesandro, the contractor for the applicant, reviewed the application and discussed the materials to be used. He showed the Commission members a piece of stone from the veneer proposed to be used and noted that the "brick" finish that appears in the pictures submitted is actually plastic and not original to the house. D. D'Allesandro also explained that the foundation is not a true "rock foundation" and is just cement with rocks placed sporadically throughout. He stated that the condition of the foundation is fine with only some places needing to be repaired. However, the applicant does not like the look of the current foundation with a mix of plastic brick and cement. He wants to remove the plastic and apply the stone veneer around the entire foundation. He also stated that the proposed stone veneer is used throughout the neighborhood.

K. Catuogno expressed concern that the guidelines call for repairing the foundation and stone veneer to the entire foundation does not conform to that. Chairman Lescarbeau and N. Adams expressed concern with the visual finish of the stone veneer protruding past the shingles on the house. Discussion ensued regarding the options on how to address the concern with different types of capping.

No one from the public spoke in favor or against the proposal.

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

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Approve** the application subject to conditions listed the project summary dated December 8, 2021. Motion **Fails** 4 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Nay**, J. Kenower-**Aye**, N. Adams-**Aye**, G. Charren-**Aye**)

3PH: 87 Kingstown Road: Siding, Windows, Trim, Garage Doors, Foundation, Roof, Porch
Owner: Amy Wooten

Amy Wooten, the property owner and applicant, explained she wanted to remove all the vinyl siding and repair, restore, and/or replace the original siding, which will be determined when the siding is removed; however, she has some indication that the first and second floor has clapboard siding. She wants to remove that back porch and replace it with a true mudroom, noting that the porch was not enclosed properly. She also stated that all work to the house will be in the same existing foot print.

C. Kidd reviewed the project summary noting support for the proposal but suggested a final detail review to confirm the siding and other materials to be used. A. Wooten agreed to the final detail review.

No one from the public spoke in favor or against the project.

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

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Approve** the application in concept subject to conditions listed in the project summary dated December 8, 2021, with a Final Detail Review to be done at a later date. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, N. Adams-**Aye**, G. Charren-**Aye**)

4PH: 333 Ocean Road: Construction of New Performing Arts Theater
Owner: Middlebridge School

Jack McGreen, the attorney for the applicant, presented the application and then introduced Mark Saccoccio, the architect for the project. M. Saccoccio reviewed the design details of the project noting that proposed rain garden has been relocated after hearing the concerns of the Commission members at the pre-application meeting. Discussion ensued on the possibility of moving the location of the proposed building with M. DeLuca showing a rough drawing of another possible location.

Chairman Lescarbeau noted that some, not all, HDC members did a site visit to observe the trees/alley in question. Clement Desjardins, a certified arborist retained by the applicant, reviewed the health of the trees in question noting that tree #2 is dead, tree #3 is a safety hazard, and the other trees are in poor health with a no more than 5-10 years left to live naturally.

John Carter, the landscape architect for the project, reviewed landscape details for the site, noting a granite compass to be installed in the walkway in front of the proposed building and suggested different types of trees that could be planted to replace the ones proposed to be removed.

No one from the public spoke in favor or against the proposal.

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

A **Motion** was made by J. Kenower, seconded by G. Charren, to **Approve** the application subject to conditions #2 and #5 listed in the project summary dated December 7, 2021, and adding the following conditions:

1. Receive confirmation from the Town's Tree Warden of the status of the trees in question.
2. To submit a Landscape Management Plan to include the replanting of trees within the alley.

Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, N. Adams-**Aye**, G. Charren-**Aye**)

***G. Charren left the meeting after the public hearing was finished.

Old Business

5OB: Tax Credit Review: 386 Ocean Road, Reconsideration of approval.

New Cedar Shingles on House and Garage

Owner: David Osborne

Michael DeLuca explained that it had become known after the credit was approved that the structure in question was built in 1987 and therefore is not an historic structure and does not qualify for the tax credit.

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Rescind** the tax credit previously approved due to the application not meeting the requirements of eligibility. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, N. Adams-**Aye**)

6OB: 65 Narragansett Avenue: Final Detail Review – siding

Owner: Richard Benck

This agenda item was continued to the January 11, 2022 meeting.

New Business

None

Items for Next Agenda: Nothing noted

Reports from Staff/Commission: Nothing noted

Adjournment:

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Adjourn** the meeting at 8:35pm. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, N. Adams-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission