



**Historic District Commission
Meeting Minutes
Tuesday, April 12, 2022, 6:00pm
Narragansett Town Hall**

Convene: Chairman Lescarbeau called the meeting to order at 6:04pm.

Roll Call: Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Nanci Adams-Secretary, Americo Mallozzi, Richard Campbell, Danielle Fians,

Absent: Francis Figueroa, John Tyburski-Alternate

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

Administrative Matters:

Consent Agenda

1C: **Approval of Meeting Minutes:** February 8, 2022

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Approve** the Consent Agenda. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**)

Public Hearing

2PH: **116 Central Street:** “Windemere” - Install generator and propane tanks

Owner: Donovan

Caroline Donovan, the property owner and applicant, presented her application to install a generator and propane tanks, noting their location in the pictures submitted with her application. Chairman Lescarbeau noted a buffer might be appropriate if the tall street lined bushes were ever to be removed or shortened in height. M. DeLuca stated he had received the specs on the equipment and found them to be appropriate.

There were no other questions or concerns from the Commission members and no one from the public spoke in favor or against the project.

A **Motion** was made by K. Catuogno, seconded by A. Mallozzi, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Approve** the application subject to conditions in the project summary dated April 6, 2022. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

3PH: **59 Newton Avenue:** “Lion Head” - Install generator and propane tanks

Owner: Donovan

James Donovan, the property owner and applicant, presented his application to install the generator and propane tanks as depicted in the pictures submitted with his application. He noted the buffer will be rose bushes and not privets. M. DeLuca stated Staff has no objections to this project. There were no questions or concerns from the Commission members and no one from the public spoke in favor or against the project.

A **Motion** was made by R. Campbell, seconded by N. Adams, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

A **Motion** was made by N. Adams, seconded by R. Campbell, to **Approve** the application as submitted. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

4PH: 309 Ocean Road: “Hazard Castle Estates” - Install Pool Cabana

Owner: Crocker

Greg Snider, the architect for the project, presented the application to construct a pool cabana as depicted in the renderings submitted with the application, noting the use of cedar shingles. Chairman Lescarbeau stated that there are no guidelines for the construction of a new ancillary building in an historic district. However, applying Guideline 20, as it pertains to the restoration of existing ancillary buildings, and Guideline 59, pertaining to new construction of a non-contributing structure, he suggests the proposed ancillary building will complement the main structure and will not be out of proportion to the main structure. M. DeLuca reviewed the project summary, noting Staff supports the approval of the application. K. Catuogno expressed concern about the buffering along the Hazard Avenue side of the property.

A **Motion** was made by N. Adams, seconded by A. Mallozzi, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Approve** the application as submitted. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

5PH: 364 Ocean Road: Replace Windows

Owner: Farrell

Marion Farrell, the property owner and applicant, presented her application to replace the windows as depicted in the pictures submitted with her application. Nick Orlando, the window representative, reviewed the specifications of the proposed windows. M. DeLuca reviewed the staff report, noting that it cannot be determined if the window configuration is original to the building. Staff is supportive of this application to be approved. There were no questions or concerns from the Commission members and no one from the public spoke in favor or against the project.

A **Motion** was made by N. Adams, seconded by R. Campbell, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

A **Motion** was made by R. Campbell, seconded by A. Mallozzi, to **Approve** the application as submitted. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

6PH: 65 Narragansett Ave: Shed and HVAC Condenser

Owner: Benck

Richard Benck, the property owner and applicant, presented his application to install mini splits and condensers in order to provide air conditioning to the 2nd and 3rd floor units. He would also like to install a shed for storage in the very back of the property that would not be visible from the street. He explained that the driveway has been shared with the house next door for over 100 years but the problem is that an easement has never been enacted. R. Benck has tried to negotiate with his neighbor to get an easement for the driveway but has been unsuccessful and that is why he is proposing a new driveway. K. Catuogno expressed concern over the buffer being so close to the sidewalk and not wanting to see a barren buffer during certain parts of the year. There were no other questions or concerns from the Commission and no one from the public spoke in favor or against the project.

A **Motion** was made by N. Adams, seconded by R. Campbell, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Approve** the application with the conditions to place the HVAC units on the appropriate surface and to provide a landscape plan for the visual buffer of the units. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

Old Business

7OB: 16 Mathewson Street: Amend Final COA– change of window grid pattern

Owner: Benck

Richard Benck, the property owner and applicant, submitted photographs of surrounding homes with 2 over 2 window grid patterns and stated he believes it would be more appropriate to duplicate the same grid pattern on his building. M. DeLuca stated it cannot be determined that the current windows are original to the house so he has no aversion to changing the approved window grid from 6 over 6 to 2 over 2.

A **Motion** was made by D. Fians, seconded by N. Adams, to **Approve** the window grid pattern change from 6 over 6 to 2 over 2. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

Items for Next Agenda:

Reports from Staff/Commission:

Adjournment:

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Adjourn** the meeting at 8:10pm. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission