



**Historic District Commission  
Meeting Minutes  
Tuesday, July 26, 2022, 6:00pm  
Narragansett Community Center – 53 Mumford Road**

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**Convene:** Chairman Lescarbeau called the meeting to order at 6:12pm.

**Roll Call:** Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Nanci Adams-Secretary, Americo Mallozzi, Richard Campbell, Danielle Fians, Francis Figueroa, John Tyburski-Alternate

**Also Present:** Michael DeLuca-Community Development Director, Jared Contrada-Planning Technician, Heidi Petrone-Clerk to the Commission

**Administrative Matters:** None

**Consent Agenda**

1C: **Approval of Meeting Minutes:** June 14, 2022

A **Motion** was made by D. Fians, seconded by N. Adams, to **Approve** the Consent Agenda. Motion **Passes** 4 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, N. Adams-Aye, J. Tyburski-Aye)

**Public Hearing**

**2PH: 14 Robinson Street (continued):** Install HVAC Condensers and Propane Tanks, Demo Garage  
**Owner:** Knucklehead Realty, LLC

Chairman Lescarbeau stated that this hearing had been held open in order for further information to be submitted.

Steve Cook, the builder for the project, stated that he was able to determine through building records that the garage was constructed in 1933, however the structure has been rebuilt so many times that the original structure is not there. He submitted a partial transcript from the July 19, 2022 Planning Board meeting where Dr. O'Neill, the Vice-Chairman, stated that this structure has no significant historical value and should be torn down. A statement from the Town's Fire Marshal was submitted as an exhibit that stated the structure poses a threat to the safety of the fire personnel should a fire break out in any of the 3 structures on the property. The statement also noted that the close proximity of the structures to each other on the lot increases the chances of a fire spreading more easily between them. S. Cook also submitted exhibits of several photos and materials from the structure itself demonstrating the close proximity of the garage and the 2 houses.

Craig Carrigan, a registered professional engineer hired by the applicant, stated that the structure, as it stands today, consists of materials used in the late 20<sup>th</sup> century and that he believes a majority of the structure is not original.

Discussion ensued among the Commission members, the applicant, and staff. K. Catuogno stated she keeps going back to the regulations and guidelines and she cannot find justification to approve demolishing the garage. She explained that the guidelines state an imminent threat as cause for demolition and imminent means right now and the structures have stood where they are for close to 90 years. No one from the public spoke in favor or against the proposal.

A **Motion** was made by K. Catuogno, seconded by D. Fians, to **Close** the public hearing. Chairman Lescarbeau asked for discussion. K. Catuogno asked if the vote to approve or deny should be separate votes for the condensers and tanks, and the demolition of the garage. Motion **Passes** 8 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, N. Adams-Aye, A. Mallozzi-Aye, R. Campbell-Aye, D. Fians-Aye, F. Figueroa-Aye, J. Tyburski-Aye)

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **separate the votes** for approval or denial of the condensers and tanks, and the demolition of the garage. Motion **Passes** 8 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, N. Adams-Aye, A. Mallozzi-Aye, R. Campbell-Aye, D. Fians-Aye, F. Figueroa-Aye, J. Tyburski-Aye)

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Approve** the installation of the condensers and propane tanks as submitted. Motion **Passes** 8 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

A **Motion** was made by D. Fians, seconded by R. Campbell, to **Approve** the demolition of the garage as submitted. Motion **Passes** 5 to 3 (K. Lescarbeau-**Nay**, K. Catuogno-**Nay**, N. Adams-**Nay**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)  
Chairman Lescarbeau questioned if J. Tyburski could vote as an alternate and M. DeLuca replied no, not in this instance since there is a full Commission sitting. K. Catuogno asked for a roll call vote. H. Petrone conducted a roll call vote with K. Lescarbeau, K. Catuogno, N. Adams, and A. Mallozzi voting not to demolish the garage. S. Cook stated that A. Mallozzi changed his vote. Discussion ensued among the Commission members, staff, and the applicant. Chairman Lescarbeau asked for the roll call vote to continue with R. Campbell, D. Fians, and F. Figueroa voting to demolish the garage. Again, discussion ensued among the afore mentioned parties with D. Fians stating A. Mallozzi is very confused and F. Figueroa stating they should make sure A. Mallozzi understands what is going on. The discussion continued with A. Mallozzi stating he would like to abstain from voting. Motion **Fails** 3 to 3 to 1 (K. Lescarbeau-**Nay**, K. Catuogno-**Nay**, N. Adams-**Nay**, A. Mallozzi-**Abstained**, R. Campbell-**Aye**, D. Fians-**Aye**, F. Figueroa-**Aye**)

**3PH: 85 Narragansett Avenue: Install Mini-Split HVAC Units and Gutters**

**Owner:** Haggerty

Jack McGreen, the attorney for the property owner and applicant, stated his client is currently going through the Zoning process to convert his home from a rooming house to a 3-family home.

Kristopher Haggerty, the property owner and applicant, explained that the house did not have any gutters on it when he bought it and described dangerous conditions of run-off water, such as the large icicles depicted in the pictures submitted and being displayed. The gutters, as depicted in the documents submitted and being displayed, were installed before he was aware of the need for approval from the NHDC to do so.

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Close** the public hearing. Motion **Passes** 7 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**, F. Figueroa-**Aye**)

A **Motion** was made by D. Fians, seconded by R. Campbell, to **Approve** the application as submitted. Motion **Passes** 6 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Abstained**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**, F. Figueroa-**Aye**)

#### Old Business

OB: None

#### New Business

**4NB: Text Amendments to HD Ordinance - discussion**

**Items for Next Agenda:** Nothing noted

**Reports from Staff/Commission:** Nothing noted.

#### **Adjournment:**

A **Motion** was made by K. Catuogno, seconded by D. Fians, to **Adjourn** the meeting at 8:15pm. Motion **Passes** 8 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, D. Fians-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

Respectfully submitted,

Heidi Petrone  
Clerk to the Commission