



**Historic District Commission
Meeting Minutes
Tuesday, October 11, 2022, 6:00pm
Narragansett Town Hall, Assembly Room**

Convene: Chairman Lescarbeau called the meeting to order at 6:05pm.

Roll Call: Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Nanci Adams-Secretary, Richard Campbell, John Tyburski-Alternate

Absent: Americo Mallozzi, Francis Figueroa

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

Administrative Matters: None

Consent Agenda

1C: **Approval of Meeting Minutes:** September 13, 2022

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

Public Hearing

2PH: **83 Narragansett Avenue:** Install Down Spouts, Fence, Shade Sail
Owner: Surf Shack

M. DeLuca reviewed the staff report dated September 20, 2022, noting that the applicant would like to add to the existing rope fence, install rain chains, a shade sail, and add protective bollards as depicted in the plans submitted. Staff is concerned if the proposed rain chains are period appropriate as well as the existing and proposed rope fence.

Sydney Brouillard and Mike Virgilio, representatives for the applicant, explained that the proposed rain chains will direct water away from the property as depicted in the plans submitted. Staff raised concern for accumulation of water on the driveway to the west of the property. Mr. DeLuca noted the neighboring property owner had recently received a COA for improvements including gutters and downspouts. He had justified this by noting winter icing problems on the driveway. Mr. Deluca suggested the applicant restrict the rain chains to the east side of the building.

S. Brouillard and Jack McGreen, the attorney for the applicant, stated that they and the applicant feel that Narragansett is also an historic fishing town, and the rope fencing is appropriate.

Chairman Lescarbeau stated that although the rain chains and fencing may not be historically accurate, or specifically addressed in the guidelines, it would be a personal judgement call as to whether to approve the application or not.

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

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

A **Motion** was made by K. Catuogno, seconded by J. Tyburski, to **Approve** the application as submitted with the condition that the proposed rain chains are only located on the east side of the structure. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, J. Tyburski-**Aye**)

3PH: 110 Boon Street: Installation of Outdoor Facilities

Owner: Boon Street Holdings

Dave Whitney, the part owner/applicant, gave a brief overview of the restoration of the property, noting that the project started almost 2 years ago. He explained that he has a potential buyer for the property and this proposal is to add a few outdoor amenities including a shower located at the back of the property, as depicted in the submitted plans, and noted it will not be visible from the street. A generator, splash pool, and gas fireplace are also proposed. The proposed splash pool is 6' deep, 13' long, and only 5' wide with the required fencing. M. DeLuca reviewed the staff report dated March 3, 2022, noting staff support for the proposal suggesting the site be enhanced with a visual buffer blocking the view of the pool and HVAC mechanicals. No one from the public spoke in favor or against the proposal.

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

A **Motion** was made by R. Campbell, seconded by N. Adams, to **Approve** the application as submitted with the condition that they applicant can decide between the appropriate fencing or vegetative buffer for the site. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, J. Tyburski-**Aye**)

New Business

None

Old Business

4OB: 82 Kingstown Road: Property Tax Credit Application (for action)

Owner: Brunetto

K. Catuogno and Chairman Lescarbeau stated they conducted a site visit together as the ad-hoc review committee and can confirm the approved exterior work was done. M. DeLuca stated he also did a site visit, reviewed the expense documentation submitted by Mr. Brunetto which he found to be correct. He concurs with the ad-hoc committee members and recommends approval of the tax credit.

A **Motion** was made by N. Adams, seconded by R. Campbell, to **Approve** the \$10,000 tax credit request as submitted. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, J. Tyburski-**Aye**)

5OB: Text Amendments to HD Ordinance –

- **Administrative Review** – Revised list of authorized administrative approvals (discussion only)

M. DeLuca initiated the discussion, noting this is a continuation of the discussion from the previous month's meeting. He reviewed the yellow highlighted text in the packet material that is being proposed for revision noting several elements were merely housekeeping updates. The most significant part of his proposed text revisions would expand the range of applications to the NHDC which could be approved administratively. Discussion ensued with K. Catuogno expressing concern with some language in the proposal being too vague, potentially allowing a future person without M. DeLuca's institutional knowledge to determine what could be approved administratively. M. DeLuca explained that the document being reviewed is a "working document" and the changes do not need to be approve that evening or even all at once.

- **Tax Credit Ordinance** – Formatting & procedure (for action)

M. DeLuca explained that the Commission hasn't previously seen the proposed edits since they are mostly for procedural matters and is scheduled for a public hearing with the Town Council. No motions made.

Items for Next Agenda: Nothing noted

Reports from Staff/Commission: Nothing noted

Adjournment:

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Adjourn** the meeting at 8:03pm. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, J. Tyburski-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission