



**Historic District Commission
Meeting Minutes
Tuesday, May 9, 2023, 6:00pm
Narragansett Town Hall**

Convene: Chairman Lescarbeau called the meeting to order at 6:03pm.

Roll Call: Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Richard Campbell, Francis Figueroa, John Tyburski-Alternate

Absent: Nanci Adams-Secretary

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

Administrative Matters: Chairman Lescarbeau explained that he had a conflict and will not be able to stay for the entire meeting. He stated he would like to give his commentary for the pre-application review of 15 Rockland Street but then he would have to leave.

Consent Agenda

1C: **Approval of Meeting Minutes:** None

Public Hearing

None

New Business

2NB: **Pre-Application Review: 15 Rockland Street**

Construct an Accessory Dwelling Unit and 2-Car Garage

Owner: Randall Swanlund

Chairman Lescarbeau stated he had concerns with the proposal in that the size and massing, and the contemporary design, of the proposed addition, is not appropriate and not in compliance with the NHDC Standards and Guidelines, citing Guideline 53 under Section 4. The other Commission members also had concerns about the size, massing, and contemporary design, with F. Figueroa noting the property is very visible from the street. K. Catuogno also noted that the proposed 2-car garage could be reduced to a 1-car garage which would reduce the massing of the addition. Paul Vespia, the authorized representative for the applicant, stated that the proposed addition is to accommodate mobility challenges the applicant has since being in a wheelchair, but believes there could be alternatives to reduce the massing of the proposed addition. M. DeLuca asked what the intention of the applicant is regarding the status of the structure being designated as a 2-family dwelling. P. Vespia stated the applicant intends to retain the 2-family status by converting the main structure to the first family dwelling and the proposed addition will be the second family dwelling.

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

3NB: **Discussion:** Section 5.3 – Definition of “Contributing Structure” and “Non-Contributing Structure” – not for action

K. Catuogno, acting as Chairman in the absence of K. Lescarbeau, stated this agenda item is only for discussion. She noted that the definition of a “contributing structure” lists a specific look back date to determine the “contributing” status of a structure. This results in the loss of houses being included as a “contributing structure.” M. DeLuca stated that he has been able to establish that there are 21 communities in Rhode Island that have historic districts and in his research so far, 8 of those 21 communities do not have a definition of a “contributing structure.” He stated he will finish researching the other communities and will report back to the Commission when he has more information.

Old Business

None

Items for Next Agenda: None

Reports from Staff/Commission: None

Adjournment:

A **Motion** was made by F. Figueroa, seconded by R. Campbell, to **Adjourn** the meeting at 6:52pm. Motion **Passes** 4 to 0 (K. Catuogno-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission