



Historic District Commission
Meeting Minutes
Tuesday, January 14, 2025, 6:00pm
Narragansett Town Hall, Large Board Room

CALL TO ORDER Chairman Lescarbeau called the meeting to order at 6:00pm.

ROLL CALL Keith Lescarbeau-Chairman, Nanci Adams-Secretary, Fran Figueroa, John Tyburski, Sydney Brouillard, Erin Sheridan

Also present Jill Sabo-Community Development Director, Ryan DiPanni-Environmental Planning Specialist, Heidi Petrone-Clerk to the Commission

A. ADMINISTRATIVE MATTERS

A.1 Election of Officers

A **Motion** was made by F. Figueroa, seconded by N. Adams, to **Elect** Keith Lescarbeau as the Chair of the Historic District Commission. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

A **Motion** was made by K. Lescarbeau, seconded by J. Tyburski, to **Elect** Nanci Adams as the Vice Chair of the Historic District Commission. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

A **Motion** was made by J. Tyburski, seconded by N. Adams, to **Elect** Fran Figueroa as the Secretary of the Historic District Commission. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

A.2 2024 HDC Annual Report

A **Motion** was made by F. Figueroa, seconded by N. Adams, to **Approve** the 2024 HDC Annual Report as presented. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

B. APPROVAL OF MINUTES

B.1 December 10, 2024

A **Motion** was made by F. Figueroa, seconded by N. Adams, to **Approve** the December 10, 2024, meeting minutes. Motion **Passes** 3 to 0 to 3 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Abstained**, S. Brouillard-**Abstained**, E. Sheridan-**Abstained**)

C. PUBLIC HEARINGS

C.1 35 Caswell Street, Plat C, Lot 411, Replacement of windows and doors, *Owner*: Bedoya

Manuel Bedoya, the property owner and applicant, stated that the windows are in bad shape and have lead paint, which is concerning for him since he has a small child. The first door proposed to be replaced is rotted out and the second door is metal.

Chair Lescarbeau stated that the materials submitted did not reflect the need for replacement of the windows and did a site visit himself. After he inspected the windows he determined that the window sashes are rotted and beyond repair. He also noted that the house has vinyl siding with aluminum trim. The existing transom windows are not proposed to be replaced. K. Lescarbeau explained that a glass panel placed in front of the transom window will mitigate the lead paint concern. R. DiPanni stated that staff concerns noted in the project summary, dated January 9, 2025, have been addressed from the information from K. Lescarbeau's site visit. There were no questions or concerns from the other Commission members and no one from the public spoke in favor of or against the proposal.

A **Motion** was made by S. Brouillard, seconded by F. Figueroa, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

A **Motion** was made by E. Sheridan, seconded by J. Tyburski, to **Approve** the application as submitted, stipulating the restoration of the transom windows and the muntin configuration. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

C.2 366 Ocean Road, Plat F, Lot 25, “Turnberry”, Pool and outdoor patio area,
Owner: Turnberry

Lisa Fraizer, the landscape architect for the project, reviewed the site plan noting the location of the proposed pergola and plunge pool are to the south side of the house and the fire pit is to the east side. She stated that the materials to be used will be all natural and compatible with the materials already in use on the property, ie, granite and blue stone for the walkways, benches, walls, etc. Matt Morgan, the builder for the project, explained that the pergola and pool area will be set off from the house and is “sunken” down, as depicted in the plans submitted.

Chairman Lescarbeau stated that the proposed location is appropriate and compatible with the Standards and Guidelines. R. DiPanni stated that the project was well thought out and proposed to use appropriate materials. He noted that after discussion, Finding #5, in the project summary dated January 9, 2025, should be amended to read appropriate, and Finding #6 should be amended to read compatible. No one else from the Commission had any questions or concerns and no one from the public spoke in favor of or against the proposal.

A **Motion** was made by F. Figueroa, seconded by N. Adams, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

A **Motion** was made by J. Tyburski, seconded by N. Adams, to **Approve** the application as submitted. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

ADJOURNMENT

A **Motion** was made by J. Tyburski, seconded by N. Adams, to **Adjourn** the meeting at 7:00pm. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, S. Brouillard-**Aye**, E. Sheridan-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission