



**Historic District Commission  
Meeting Minutes  
Tuesday, July 8, 2025, 6:00pm  
Narragansett Town Hall, Assembly Room**

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*An audio recording has been made a part of the record for a complete account of the Historic District Commission meeting.*

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

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

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

**A. PUBLIC HEARINGS**

**A.1 Oneil: Plat D, Lot 230, 112 Caswell Street, Installation of Hot Tub**

Michael Virgilio, the builder for the project, explained the proposal to construct a concrete pad for the installation of a hot tub that will be located in the back of the house, tucked next to the deck. He stated that the hot tub would not be visible from Caswell Street but could be partially visible from Rodman Street, noting that there are existing hedges along the Rodman Street view. Toni Oneil, the property owner and applicant, stated she wants privacy while using the hot tub and would consider planting more hedges along the property line if the hot tub is visible from Rodman Street.

Chairman Lescarbeau stated he believes the proposed location is appropriate. N. Adams stated she walks by this location frequently and does not believe the hot tub would not be visible from Rodman Street. R. DiPanni reviewed the project summary dated July 2, 2025, noting the proposal appears to conform to the applicable standards and guidelines and Staff support for approval. There were no other questions or concerns from the Commission and no one from the public spoke in favor of or against the proposal.

A **Motion** was made by E. Sheridan, seconded by F. Figueroa, to **Close** the public hearing. Motion **Passes** 7 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, E. Sheridan-**Aye**, S. Brouillard-**Aye**, J. Schiffer-**Aye**)

A **Motion** was made by S. Brouillard, seconded by N. Adams, to **Approve** the application as submitted. Motion **Passes** 7 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, E. Sheridan-**Aye**, S. Brouillard-**Aye**, J. Schiffer-**Aye**)

**A.2 DeWardner: Plat C, Lot 417, 25 Brown Street, Window Replacement**

Donna DeWardner, the property owner and applicant, and Jeff Ramos, the window replacement representative, presented the application to replace 3 windows at the above noted address. 2 of the 3 proposed windows are non-original vinyl windows that are located on the east/right side of the house and will be replaced with in-kind windows. The 3<sup>rd</sup> proposed window to be replaced is an original wood window located on the south/front side of the house and will be replaced with an appropriate Anderson style window. J. Ramos stated that the casing and trim of the original window will not be affected. D. DeWardner stated the original window is rotted and does not operate. She also stated that the weights used for the functioning of the window are missing.

Chairman Lescarbeau stated that during his site visit of the property he noted a mix of window types, and the original wooden window appeared very rotted. He believed the proposal is appropriate under the standards and guidelines.

A. Always reviewed the project summary dated July 2, 2025, noting that the information given during the public hearing addressed Staff concerns discussed in the report and Staff support for approval of the application.

There were no questions or concerns from the Commission and no one from the public spoke in favor of or against the proposal.

A **Motion** was made by N. Adams, seconded by F. Figueroa, to **Close** the public hearing. Motion **Passes** 7 to 0 (K. Lescarbeau-Aye, N. Adams-Aye, F. Figueroa-Aye, J. Tyburski-Aye, E. Sheridan-Aye, S. Brouillard-Aye, J. Schiffer-Aye)

A **Motion** was made by S. Brouillard, seconded by E. Sheridan, to **Approve** the application as submitted. Motion **Passes** 7 to 0 (K. Lescarbeau-Aye, N. Adams-Aye, F. Figueroa-Aye, J. Tyburski-Aye, E. Sheridan-Aye, S. Brouillard-Aye, J. Schiffer-Aye)

## **B. PRE-APPLICATION REVIEW**

### **B.1 Perozek: Plat D, Lot 116, 101 Caswell Street, Roof extension, windows and door replacement, and deck replacement**

Laura Krekorian, the architect for the proposal, presented the proposal to extend the roofline from the original portion of the home over the flat roof of the addition that was added in the 2000's, as depicted in the drawings submitted. The proposal also includes removing the interior stone fireplace that would incorporate the removal of the exterior wood encased chimney, also added in the 2000's.

R. DiPanni stated that since this was a pre-application review Staff did not write a project summary, and more information would be needed pertaining to the materials to be used etc., but the proposal, as depicted in the drawings submitted, would appear to be complaint with the standards and guidelines and the Commission agreed.

## **C. APPROVAL OF MINUTES**

### **C.1 MAY 13, 2025**

A **Motion** was made by E. Sheridan, seconded by J. Schiffer, to **Approve** the May 13, 2025, meeting minutes. Motion **Passes** 7 to 0 (K. Lescarbeau-Aye, N. Adams-Aye, F. Figueroa-Aye, J. Tyburski-Aye, E. Sheridan-Aye, S. Brouillard-Aye, J. Schiffer-Aye)

## **D. STAFF/COMMISSION UPDATES/ANNOUNCEMENTS**

### **D.1 2026 CLG Grant Application: Discussion**

Chairman Lescarbeau noted the topics of interest for a 2026 grant application as:

- Walking tour with QR codes to describe the properties
- Designating the Wishing Well an historic structure/district
- Updating the NHDC Standards & Guidelines

J. Sabo advised the Commission of typical grant application procedures and that further understanding of the CLG grant process is needed. H. Petrone will contact D. Alqassar from Preserve RI to come as a guest speaker for the Commission.

### **D.2 Sunset Farm/Kinney Bungalow Historic Windmill: Discussion**

Chairman Lescarbeau stated that the Caretaker of Sunset Farm found the original windmill that operated at Kinney Bungalow. The Land Trust would like to restore the windmill and erect it in its original location. J. Sabo noted the Town's Assistant Solicitor(s) is currently researching procedural legalities/regulations.

**ADJOURNMENT**

A **Motion** was made by N. Adams, seconded by J. Tyburski, to **Adjourn** the meeting at 7:02pm. Motion **Passes** 7 to 0 (K. Lesarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**, E. Sheridan-**Aye**, S. Brouillard-**Aye**, J. Schiffer-**Aye**)

Respectfully submitted,

Heidi Petrone  
Clerk to the Commission