

# HISTORIC DISTRICT REVIEW BOARD

*June 21,, 2005*

*4:30 p.m.*

At approximately 4:30 p.m. on June 21, 2005, Chairman Russ Dunton called to order the meeting of the Historic District Review Board. In addition to Chairman Dunton, Melvin Dudley, Dianne Davis, Greg Lohse, and Jan Neville were present. Building Official, Doug Smith, Town Planner Jason Pruitt and Town Clerk, Joy Pelletier, were also present

Members of the Public Present: 0

## **Invocation and Pledge of Allegiance**

Melvin Dudley led the invocation. All recited the Pledge of Allegiance.

At this time, Chairman Dunton introduced the new Town Planner, Jason Pruitt to the Board.

## **Consent Agenda**

**Motion was made by Jan Neville seconded by Melvin Dudley and unanimously approved to accept the Minutes of March 15, 2005 as presented.**

**Motion was made by Melvin Dudley, seconded by Dianne Davis to approve the minutes of April 19, 2005 as amended.**

## **New Business**

*206 Washington Ave* – Angelo Manuel, Manuel Development Corp. – New Construction Single Family Dwelling. Building Code Official, Doug Smith, led the generous discussion with input from Jason Pruitt, Town Planner. The main point of discussion concerned the pitch of the roof over the second story porch ~~and how it should be changed to conform more appropriately to the vintage style of the neighborhood.~~

**Motion made by Melvin Dudley to approve the plans as presented. The motion died for lack of second.** (revised./added/19/05)

The discussion continued with how the roof line should be changed to conform more appropriately to the vintage style of the neighborhood. (added/revised 7/19/05)

**Motion made to approve the plans with an alteration to the porch roof to be approved by the Building Code Official prior to construction made by Greg Lohse, seconded by Jan Neville and unanimously approved.**

635 Randolph Ave – Deck rear of structure. Doug Smith presented the plans showing the exterior of the building changing to accommodate the two story deck. The materials will be salt treated lumber and remain unpainted.

**Motion made to approve the plans as presented made by Greg Lohse, seconded by Dianne Davis and unanimously approved.**

Chairman Dunton brought up an issue that would be coming before the Board in the near future concerning the old Doctor's Offices. The property had been purchased and plans proposed showing a group of homes that don't meet the 80% porch rule. Limited discussion was held.

**Old Business**

2 Bay Ave. – Charlie Bensten, Orion Enterprises – New Construction – Single Family. Chairman Dunton led the discussion. Discussed windows and venting.

**Motion made by Jan Neville, seconded by Melvin Dudley and unanimously approved to accept the plans as presented.**

Two story accessory buildings were also discussed at this time. Discussion took place over the ordinance which was passed ~~10/12/05~~ 10/12/04 (revised 7/19/05) as being less than sufficient to deter over large accessory buildings. Chairman Dunton suggested changing the ordinance to indicate a maximum height of 24 feet for any accessory building. A concern was mentioned that multiple accessory buildings would be built on one lot thus decreasing the open space in Town. There was also a concern stated that although it is against ordinances, the accessory buildings might become living units.

**Motion made by Dianne Davis, seconded by Greg Lohse and unanimously approved to adjourn.**

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Chairman

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Town Clerk