



DRAFT

Historic District Review Board

Regular Session

August 21, 2007

4:30 P.M.

At approximately 4:30 p.m. in the Town Council chambers, Chairman Russ Dunton called to order the Regular Session of the Historic District Review Board. In addition to Chairman Dunton, present were Jan Neville, Dianne Davis, Melvin Dudley and Bob Sellers. Also present were Town Planner Tom Bonadeo, Town Clerk Joy Pelletier and one member of the public.

Melvin Dudley led the Invocation and all recited the Pledge of Allegiance.

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to accept the agenda as presented.

Motion made by Dianne Davis seconded by Melvin Dudley and unanimously approved to accept the minutes as presented.

Old Applications

None

New Applications

- A. 533 Madison Ave. – Richard Christian – Modifications to existing residence
Tom Bonadeo explained the application asked that the existing porch roof be replaced with a balcony and new railing; the upstairs front west window would be removed and replaced with a door to the balcony; the windows and siding would be replaced or covered with vinyl; and the doors would be replaced with fiberglass doors.

Chairman Dunton reminded the Board that the preferred method would be to cover the existing siding rather than replace it so that later, if so desired, the original material could be restored. He also pointed out that if decking boards would be used for the front porch, they must be painted or stained so as not to look like a deck.

Dianne Davis interjected adding the balcony changed the look of the house and of the neighborhood. Chairman Dunton responded that according to the Historic District Guidelines, the particular change would be allowed as it would not destroy the original structure. If so desired, the porch could be restored at a later date.

Motion made by Melvin Dudley, seconded by Bob Sellers and approved with Dianne Davis opposed.

Other Business

Chairman Dunton announced the Planning Commission and Board of Zoning Appeals both had a vacancy, and if anyone had any recommendations to fill the vacancies, please let the Town Council know.

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Tom Bonadeo explained the function of the Board of Zoning Appeals with Chairman Dunton filling in details. It was explained that the Board would not meet monthly, but would meet only when there was an appeal. Tom Bonadeo also mentioned for this Board one must be sworn in at the County.

Town Planner, Tom Bonadeo asked if there was anything he could do to help the Board to let him know. He stated, just as past Planners had done, he would continue to prepare the applications and the meeting packages. He further stated he would be going to classes to become certified as a Zoning Administrator.

Chairman Dunton stated if an application came in that was obviously not within the guideline parameters, rather than bring it to the Board, Mr. Bonadeo had the authority to turn it down with recommendation of how the application could be amended to comply. If the applicant would want to appeal, then the application would be brought forward.

Neglect of the homes in Town was then discussed. He then mentioned the change in environment of full time versus part-time residents.

A discussion of the survey and the certification process were discussed. Tom stated he would be creating a data base to enter all the information that would update itself automatically.

Motion made by Dianne Davis, seconded by Jan Neville and unanimously approved to adjourn the Regular Session of the Historic District Review Board.

Chairman

Town Clerk