

Subject to Approval

**HISTORIC DISTRICT COMMISSION
Regular Meeting, Monday, Oct. 24, 2016
7 p.m. at Madison Town Campus
Meeting Room B**

MEMBERS present: Chairman John Lind, Eric Berg, Thomas Boyle, Susan Cartledge, and Eileen Banisch.

ALTERNATES present: Peter Clement and Carol Snow.

OTHERS present: Director of Planning and Economic Development David Anderson.

1. **Call to Order:** Chairman John Lind called the meeting to order at 7:10 p.m.
2. **16-05. 79 Liberty Street.** Application for Certificate of Appropriateness for demolition of existing dwelling and construction of new dwelling.

Michael Picard stated that he is the principal of Atlas Construction Services, LLC, which recently purchased 79 Liberty St. The existing residence does not meet current building codes and current engineering and water systems, including septic, are inadequate. Plans are to honor the history of Madison, and to remain in keeping with the history in construction. This parcel has a cesspool, not a septic system, water floods on it and on other properties, ceilings are low, and floors are weak. The property is narrow and long, and the proposal is to build a 39-foot wide house, keeping it within the setback limitations; the garage will be recessed back, and there will not be a full basement but a crawl space. Atlas Construction Services, LLC built the house at 129 Liberty St. Mr. Picard presented plans and specifications for 79 Library St. to the commission. Plans are to use synthetic clapboard in whites, beiges and yellows; there are crowns and cornices; there are shutters; brick will be used that looks aged or antique; the front door will be ash or fir. Chairman Lind explained the role of the Historic District Commission and what is sought in terms of aesthetics in a historic district; new construction has to be consistent with the character of the district and enhance the district as a whole. Chairman Lind made comments on the drawings and elevations; he questioned whether clapboards might be preferable. Chairman Lind also wondered about the windows being the same size on both the first and second floors; he stated that he would like to see the first floor windows longer. Mr. Picard stated that he has put in the largest windows he can; these windows are 71 inches long, or six feet in height on the first floor; buyers want brightness in their houses, and there is a difference in height, because the second floor windows are 65 inches in height.

Commissioner Boyle made the motion to retract the demolition delay letter; it was seconded by Commissioner Berg and unanimously approved.

Vote to retract the demolition delay letter passed, 5-0-0.

IN FAVOR: Chairman Lind and Commissioners Berg, Boyle, Banisch, and Cartledge.

OPPOSED: None.

ABSTAINED: None.

Chairman Lind made the motion to support a Certificate of Appropriateness to demolish the existing building; it was seconded by Commissioner Berg and unanimously approved.

Vote to grant the Certificate of Appropriateness to demolish the existing building passed, 5-0-0.
IN FAVOR: Chairman Lind and Commissioners Berg, Boyle, Banisch, and Cartledge.
OPPOSED: None.
ABSTAINED: None.

Chairman Lind's general sense about the proposed plans is that he has no major objections; architectural details make it more of a cluster-like structure than a barn-like structure. Commissioner Boyle noted that the siding is cement fiber, which is a composite the commission has approved earlier on at least one other structure.

Chairman Lind made the motion to approve the drawings as shown and as described, verbally, including the copper roof, increasing the length of the two windows to the left of the front door to 71 inches from the 65-inch length, so they will match the porch window heights, and ensuring the pilasters on the corners are pulled forward of the clapboard three-quarters of an inch beyond the leading edge of the clapboard; it was seconded by Commissioner Berg and unanimously approved.

Vote to grant the Certificate of Appropriateness passed, 5-0-0.
IN FAVOR: Chairman Lind and Commissioners Berg, Boyle, Banisch, and Cartledge.
OPPOSED: None.
ABSTAINED: None.

3. **Demolition Delay. 4 Toffee Lane.** Application filed by property owner Ronald Petrucelli to demolish dwelling.

Chairman Lind stated it is a two-story brown cedar siding house located on Toffee Lane near Taylor Avenue; it was built in 1930 and is 86 years old. This house is not in a historic district.

Chairman Lind made the motion to not object to the demolition of 4 Toffee Lane; it was seconded by Commissioner Boyle and unanimously approved.

Vote to not object to the demolition passed, 5-0-0.
IN FAVOR: Chairman Lind and Commissioners Berg, Boyle, Banisch, and Cartledge.
OPPOSED: None.
ABSTAINED: None.

4. **Review of Website and Liberty Street:** No report.

5. **Status Report:**

- a. **Historic District Walking Tour/Brochure, Guilford Savings Bank, Carol** ~ No report.
- b. **Review and make recommendations for changes to the Guidelines, John** ~ No report.

- c. **Historic Properties (not within existing Historic District) that are at risk. Consideration of possible actions? Identify possible properties which fall into this category, Carol ~ No report.**
- d. **Certified Local Government Application and subsequent Grant Opportunities and possible uses/benefits, John ~ No report.**
- e. **Other activities ~ No report.**

6. **Review and approve minutes:** Feb. 22, 2016 ~ March 28, 2016 ~ May, 23, 2016 ~ Aug. 22, 2016 ~ Sept. 26, 2016

Chairman Lind stated there were no copies of minutes to review.

7. **Invoices ~ None.**

8. **Correspondence/New Business ~ None.**

9. **Adjournment**

Commissioner Banisch made the motion to adjourn at 9:23 p.m.; it was seconded by Commissioner Boyle and unanimously approved.

Vote to adjourn passed, 5-0-0.

IN FAVOR: Chairman Lind and Commissioners Berg, Banisch, Clement, and Cartledge.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk