

**Subject to Approval**

**HISTORIC DISTRICT COMMISSION  
Regular Meeting, Monday, May 24, 2021  
7 p.m. at Madison Town Campus  
Meeting Room: Zoom Online Webinar**

MEMBERS present: Chairman John Lind, Vice Chairman Thomas Boyle, and Commissioner Susan Cartledge.

MEMBERS absent: Eric Berg.

ALTERNATES present: Carol Snow and Peter Clement.

OTHERS PRESENT: Director of Planning and Economic Development David Anderson. The meeting was available on and recorded through a Zoom online webinar.

1. **Call to Order:** Chairman John Lind called the meeting to order at approximately 7:06 p.m.
2. **21-09. 554 Boston Post Road.** Application for a Certificate of Appropriateness for addition of a front dormer on existing garage.

Architect John Matthews shared the plans and stated that approval was given previously to put a cupola on the garage; this application is for a small dormer, 22 feet wide, with small windows in it. This dormer actually adds some character to the building, according to Mr. Matthews. Currently, it is actually stark above the garage doors, without the dormer, according to Mr. Matthews. The property owner has replaced the windows with 12 over 12 windows, to match those that existed on the house. The front dormer gives a lot of headroom and will complement the cupola, according to property owner Robert McGovern. Vice Chairman Thomas Boyle asked if there is a photograph of the existing garage, and Director of Planning and Economic Development David Anderson shared a view of the house with the garage in the rear. Plans are to match shingles that have to be removed. Mr. Matthews stated that he will be presenting some more precise drawings for the building permit, but the front elevation plans just shown to the commission are accurate and to scale. It is freehand, but it is to scale, Mr. Matthews stated. Chairman Lind stated that, ideally, he would like to see more precise drawings, but he has no objection to the plans; it is a good solution for the structure, and a desire to see more precise drawings should not be an impediment to allowing this work to move forward. The window sizes seem appropriate and are similar in appearance to a neighbor's structure, according to Chairman Lind. Vice Chairman Boyle agreed that the Historic District Commission should insist on more complete drawings in the future. There is a concern that, at some future point, someone might come before the Historic District Commission with freehand drawings, and then the project turns out completely different from what the commissioners had thought, according to Chairman Lind.

**Chairman Lind made the motion to approve the application as presented, with a condition that the more precise building section and floor plan be submitted to the Historic District Commission to confirm what has been done; it was seconded by Vice Chairman Boyle and unanimously approved.**

Vote to approve 554 Boston Post Road as presented, with a condition, passed, 5-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle, and Commissioners Susan Cartledge, Carol Snow, and Peter Clement.

OPPOSED: None.

ABSTAINED: None.

3. **Review and approve minutes:** a. February 22, 2021. b. April 26, 2021. c. April 26, 2021 (Old Elm Street Historic Study). Minutes' approval was tabled until the next meeting.

4. **Correspondence/New Business:** Commissioner Snow asked if there are any updates on The General's Residence. Mr. Anderson stated that the developer has asked the architect to look at the possibility of changing floor plan designs, and any proposed modifications would be interior. Commissioner Cartledge asked if any vote has been taken on The Ledges, and Mr. Anderson stated that has not yet happened. There is a Planning and Zoning Commission special meeting, June 3, 2021, wherein the intervener will present, and then comments will be sought from the public. Chairman Lind stated that he has always thought that that part of Boston Post Road should be a historic district; Commissioner Snow agreed. Mr. Anderson stated that June 18, 2021 will be his last day working for the town of Madison; he is taking a position with Save the Sound, but he'll continue to be around. Plans are that the Board of Selectmen will advertise for a new director of planning and economic development, with the job posting being open for about three to four weeks, and the selectmen will also be trying to get a planning consultant, according to Mr. Anderson, who stated that he will be a part of the transition.

**Adjournment:**

**Vice Chairman Boyle made the motion to adjourn at 7:49 p.m.; it was seconded by Commissioner Clement and unanimously approved.**

Vote to adjourn at 7:49 p.m. passed, 5-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle, and Commissioners Cartledge, Snow, and Clement.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,  
Marlene H. Kennedy, clerk