

## I. CALL TO ORDER

## II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair  
Rosemary O'Brien, Vice Chair  
Don Ross  
Mike Ryan  
James Madson  
Kelly Moran (Alternate)

Staff present:

Patricia Reynolds, Planning Director  
Nick Armour, Historic Preservation Planner

## III. APPROVAL OF MINUTES

August 16, 2022 - *Motion to approve made by Ms. Moran, seconded by Mrs. O'Brien, 5-0-1 in favor (Mr. Ross abstained due to lack of attendance at the August 16, 2022 hearing).*

## IV. COMMUNICATIONS

- 93 Second Street
  - o Letter of Objection – David Davis
  - o Petition of Objection from neighbors
- 71 Prospect Hill – Supplemental Materials
- 91 Washington – Letter of Objection – Lisa Stuart
- Bridge St/Second Street Projects
  - o 3 Letters of Objection – Lynn & Maurice de La Valette
  - o Petition of Objection from neighbors

*Motion to approve all communications made by Mr. Ross, seconded by Mrs. O'Brien, all in favor*

## V. ACTION ITEMS

### CONTINUED APPLICATIONS

C-1. Application #Mar-2 of Hour Glass Farm, LLC, **203 Harrison Ave.**, Plat 44, Lot 125, (*Contributing*) for permission to make various modifications to both the main house and guest house/garage, including modifications to windows, new windows, addition of dormers on both structures, addition of a connection between the structures, and maintenance replacement of siding. *Motion to approve application citing 17.80.060.A1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-2. Application #2022-Jul-3 of Anastasia Kritzalis, Trustee, **35 Chastellux Ave., Unit G**, Plat 42, Lot 003-G, (*Contributing*) for retroactive approval of installation of a privacy screen on top of an existing exterior partition between the decks of Units G and H, which previously existed but was removed in 2015. Installation occurred on

March 21, 2022 without HDC or Building Permit approval. *Application continued to October 18, 2022 HDC meeting by request of the Applicant.*

C-3. Application #2022-Jun-14 of Kevin Rinaldi-Young, **5 Russo Court**, Plat 21, Lot 160, (*Contributing*) for permission to (1) lift existing house off the existing foundation to put a new foundation to provide a garage at grade, (2) add a new garage door, a new exterior 2 story bump out addition above garage with new Marvin wood double hung windows, a new front entry door, and new crown millwork on the East elevation, (3) Add new exterior 2 story bumpout addition above garage with new Marvin wood double hung windows and standing seam metal roof, and (4) Add new pergola above exposed area of existing deck, new Marvin wood ultimate French doors at lower and upper deck, new deck stairs, and new glass enclosed 3 season room under existing deck on West elevation. *Application continued to October 18, 2022 HDC meeting by request of the Applicant.*

C-4. Application #2022-Jul-6 of Kendall Tucker Holmes, **32 Ann Street**, Plat 27, Lot 212, (*Contributing*) for permission to replace windows and door in basement which were replaced without permits and with vinyl materials; basement windows would be replaced with wood 3 over 2 panel design in front and side and 3-panel window on back side of house. Basement door would be replaced with flat paned exterior door like what was there previously Retroactive request to keep ADA-compliant hand rails on stairs. *Application continued to October 18, 2022 HDC meeting by request of the Applicant.*

C-5. Application #2022-Aug-5 of N2N Homes LLC, **71 Prospect Hill Street**, Plat 27, Lot 058, (*Contributing*) to perform modifications to existing structure including: 1) replace existing windows with Pella all-wood windows with minimal variation in dimensions; 2) remove damaged chimneys/fireplaces and replace with faux chimneys of the original design and constructed from reclaimed brick from the original chimneys; and 3) add two shed dormers to main roof. *Motion to split application into two parts: Part 1) Chimney replacement and construction of dormers; and Part 2) window replacements, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor. Motion to approve Part 1 citing 17.80.060.A.1-A.7, conditioned upon the dormers being reduced in height by 4-6 inches from the ridgeline, made by Mr. Ross, seconded by Mrs. O'Brien, 5-1 in favor (Ms. Moran opposed, citing A.1 and A.7). Motion to continue Part 2 to the October 18, 2022 HDC meeting, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-6. Application #2022-Aug-13 of Robert Weintraub Trust, **25 Mill Street**, Plat 24, Lot 230, (*Contributing*) to place four HVAC units on flat roof on the east elevation, not visible from the public rights of way; new gas lamps on the front façade; new wrought iron railings on the existing exterior stairs on the west elevation (existing stairs to remain) *Application continued to October 18, 2022 HDC meeting by request of the Applicant.*

C-7. Application #2022-Aug-18 of Leah and Jonathan Stearns, **91 Washington Street**, Plat 12, Lot 27, (*Contributing*) to perform numerous modifications to the existing building and site, including: 1) removal of non-historic fire stairs located on the east and west sides of the building; 2) removal of the non-historic addition and elevator override at the third story, replacement/infill of new asphalt shingles in this location, and restoration of the existing dormers on the mansard roof; 3) reduction in size of non-historic addition on north side of building by 5-feet 4-inches, and relocation of entry door to the north façade; 4) removal of the non-historic porch infill at the southwest corner and restoration of the historic porch and historic windows; 5) in-fill new window in existing opening at northeast corner of first floor to match existing windows; 6) new pool; 7) new carriage/pool house; 8) new pergola between pool house and proposed pool location; 9) remove existing circular driveway at front of the house and infill with grass; 10) rework and enlarge rear driveway to accommodate pool house garage and allow for parking and clearance; and

11) open rear driveway to Pine Street and remove access to Washington Street. *Motion to split application into three parts: Part 1) removal of porch in-fill on main house, Part 2) proposed carriage/pool house; and Part 3) proposed pool, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor. Motion to approve Part 1 citing 17.80.060.A.1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor. Motion to approve Part 2, citing 17.80.060.C.1-C.3, made by Mr. Ross, seconded by Mrs. O'Brien, 2-4 in favor (Ms. Moran, Mr. Ross, Mr. Ryan, and Mr. Madson opposed, citing C.1 and C.3). Motion fails. Motion to continue Part 3 to the October 18, 2022 HDC meeting, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-8. Application #2022-Aug-19 of James Crockford, **20 Spring Street**, Plat 21, Lot 19-01, (*Contributing*) to replace all windows with Anderson 400 Series 4-over-1 panel painted exterior wood windows; reduce the width of the two front façade first floor picture frame windows; remove five windows entirely; add a window to bathroom; replace two single windows with one double-hung window; all windows to receive historical window casings; replace all the siding with white primed clapboard; add corner boards; replace decking and repair roofing at front entry platform and extend this entry platform; remove second front entry, including removing and sealing off the existing door and removing and covering an entry window at this location; and replace bulkhead cover. *Motion to approve application, conditional upon: 1) restore six windows on second floor of front elevation or move original windows from other parts of house to this location; 2) utilize 1-over-1 windows on front elevation windows; and 3) front-porch final design to be reviewed and approved by Preservation Planner, applicant strongly considering retention of window on the north side of house, made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, 4-1-1 in favor (Ms. Moran opposed, citing A.1, A.3, A.5, and A.7; Mr. Ross abstained due to absence at August 16, 2022 meeting). Motion passes.*

C-9. Application #2022-Aug-15 of Trinity Church, **40 Mill Street**, Plat 24, Lot 335, (*Non-Contributing*) to construct a new building over the existing basement structure of the building that was demolished in 2015. Materials proposed are typical of the historic district. *Motion to approve application made by Mr. Ross, seconded by Mrs. O'Brien, citing 17.80.060.C.1-C.3, all in favor.*

## NEW APPLICATIONS

N-1. Application #2022-Sep-1 of S. Mathhews V. Hamilton, Jr., **58 Beacon Hill Road, Unit C**, Plat 43, Lot 060-C, (*Non-Contributing*) to change a patio door to a casement window, which will match surrounding casement windows. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.B.1, B.2, all in favor.*

N-2. Application #2022-Sep-2 of Richard and Lesley Carrigg, **81 Mill Street**, Plat 24, Lot 307, (*Contributing*) to remove 6 replacement windows (four on third floor and two in stairwell) and install Anderson Fibrex replacement windows; same size and locations and no exterior wood work. *Application continued to October 18, 2022 HDC meeting by request of the Applicant.*

N-3. Application #2022-Sep-3 of John & Kathy Trentos, **93 Second Street**, Plat 09, Lot 320, (*New Construction*) to construct a new 2-story single-family house. *Motion to accept application as "substantially different" than previously-denied application, made by Mrs. Ross, seconded by Mrs. O'Brien, 5-1 in favor (Mr. Ross opposed). Motion to continue remaining discussion on application for new home to October 18, 2022 HDC meeting, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

N-4. Application #2022-Sep-4 of Louise Grosvenor, **208 Ocean Avenue**, Plat 41, Lot 189, (*Contributing*) for permission to replace two existing 8-foot by 8-foot swing-out doors with matching wood swing-out doors in identical style on both gatehouse buildings. *Application continued to October 18, 2022 HDC meeting, for control.*

N-5. Application #2022-Sep-6 of New York Yacht Club, **5 Halidon Avenue**, Plat 41, Lot 012, (*Contributing*) to perform modifications to and relocation of the "boathouse" at the New York Yacht Club. Building would be moved approximately 20 feet to the south and 36 feet to the west and elevated approximately 2-feet. Portion of exterior covered patio would be enclosed to provide two, new, accessible bathrooms. Restoration of damaged stucco and replacement in-kind of wood trim where needed. *Application continued to October 18, 2022 HDC meeting, for control.*

N-6. Application #2022-Sep-8 of Dish Wireless, LLC, **1 Bellevue Avenue**, Plat 25, Lot 124, (*Contributing*) to install three new telecommunications antenna and related infrastructure in location of existing antennas. *Application continued to October 18, 2022 HDC meeting, for control.*

N-7. Application #2022-Sep-9 of Belmead Condominium Association, **519 Bellevue Avenue, Unit 2N**, Plat 36, Lot 118, (*Contributing*) to replace existing, non-original French doors on unit 2N with "Brosco" fir doors with mahogany threshold. Unit 2N had been approved for door replacement in 2017 but no installation occurred. Currently-proposed replacement doors are similar to those previously approved for this unit. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

N-8. Application #2022-Sep-10 of William J. Struck, **89 Harrison Ave., Unit 6**, Plat 41, Lot 286-6, (*Contributing*) to add 6-over-1 simulated muntins to existing windows to match other windows in the condo. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

N-9. Application #2022-Sep-11 of 77 Bridge St., LLC, **0 Bridge Street**, Plat 16, Lot 060, (*New Construction*) construct a 2 -story single-family dwelling with a detached 285 square-foot garage. Proposed house to have Finished Floor Elevation of 14-feet to meet FEMA flood elevation. *Application continued to October 18, 2022 HDC meeting, for control.*

N-10. Application #2022-Sep-12 of 77 Bridge St., LLC, **77 Bridge Street**, Plat 16, Lot 061, (*Contributing*) to 1) restore existing contributing structure. Building will be raised 5-feet 7-inches to meet FEMA Base Flood Elevation requirements; 2) construct a two-story 1,250 square-foot addition to the rear of the existing structure; 3) construct a new 576 square-foot detached garage. *Application continued to October 18, 2022 HDC meeting, for control.*

N-11. Application #2022-Sep-13 of 77 Bridge St., LLC, **14 Second Street**, Plat 16, Lot 189, (*Contributing*) to 1) restore existing contributing structure and raise to meet FEMA Base Flood Elevation; 2) Relocate the structure 26-feet 4-inches to the south and 3-feet 3-inches to the west; 3) construct a 2-story 600 square foot addition to the side of the structure. *Application continued to October 18, 2022 HDC meeting, for control.*

N-12. Application #2022-Sep-14 of John Litherland, **158 Narragansett Avenue**, Unit 0, Plat 34, Lot 049-0, (*Contributing*) to replace six casement windows and one sliding door. Existing windows are wood interior with vinyl clad exterior. Proposed windows are wood interior with aluminum clad exterior, painted Hartford Green to match other windows on condo building. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

N-13. Application #2022-Sep-15 of James T. Mullooney, **38 Pelham Street**, Plat 24, Lot 259, (*Contributing*) to remove existing east chimney due to structural damage to house, and replacement of non-functioning chimney in same design and dimensions, using bricks from existing chimney. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

**VI. NEW BUSINESS**

**VI. ADJOURNMENT**

*Motion to adjourn at 10:24pm, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*