

## I. CALL TO ORDER

## II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair  
Rosemary O'Brien, Vice Chair  
Mike Ryan, Secretary  
Dale Nelson  
John Laramee  
Deanna Amorello  
Kelly Moran (Alternate)  
Frank Balla (Alternate)

Staff present:

Jillian Chin, Preservation Planner  
Patricia Reynolds, Director of Planning and Economic Development  
Hayden McDermott, Assistant Planner

## III. APPROVAL OF MINUTES

June 20, 2023 – *Motion to approve made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

## IV. COMMUNICATIONS

## V. ACTION ITEMS

A-1 Andy Sarna on Behalf of Lerolu LLC, **123 Ocean Avenue**, Plat 41, Lot 344, (N/A) Request for an additional 1-year extension to demolish non-contributing single-family dwelling and construct a new single-family dwelling (Application #Dec-20). *Presented by Andrew Sarna. Motion to approve additional one-year extension made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

A-2 Pamela and Chip Quinn, **3-5 Chestnut Street**, Plat 12, Lot 052 (Contributing) Request for an additional 1-year extension to replace windows (Application #Oct-2). *Presented by Lawrence Quinn. Motion to approve additional one-year extension made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

## VI. CONTINUED APPLICATIONS

C.1. Application #2023-May-14 of the Art Association of Newport, **76 Bellevue Ave**, Plat 26, Lot 040, (Contributing) for permission to install a sign along the rock wall on Bellevue Ave and campus wayfinding signs. *Application Continued to August 15, 2023 HDC meeting by request of the Applicant.*

C-2. Application #2023-June-002 of Beechtree Condominium Association, **48 Everett Street**, Plat 22, Lot 022, (Contributing) for permission to remove original slate roof and replace with composite slate. *Application represented by Megan Pinksaw, Matt Raneldo, and Sean Sweeney. Exhibit A containing photos and F-Wave product cutsheet presented. Motion to approve application as presented made by Rosemary O'Brien, seconded by John Laramee citing*

17.80.060.A.1-7, Dale Nelson and John Laramée in favor, Andy Bjork, Rosemary O'Brien, Mike Ryan, Kelly Moran, and Deanna Amorello not in favor citing 17.80.060.A.1, 4, and 5. Motion does not pass and is denied.

C-3. Application #2023-June-005 of Travers Associates LP, **162 Bellevue Avenue**, Plat 29, Lot 51, (Contributing) for permission to add fenestration and other alterations to the Travers Block building in order to accommodate a new bank. Application presented by Mamat Carrier. Motion to approve application with the condition that an all-wood window product is used and approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

C-4. Application #2023-June-17 of Gooseberry Beach Inc., **0 Gooseberry Beach**, Plat 41, Lot 258, (Contributing/Non-Contributing) for permission to install solar panels on the east and west slopes of the Hall Building roof. Application Continued to August 15, 2023 HDC meeting by request of the Applicant.

## VII. NEW APPLICATIONS

N-1. Application #2023-July-004 of Moorland Farm Condo Association, **15 Hammersmith Road, Unit 8B**, Plat 43, Lot 065-08B, (Non-Contributing) for permission to install EPDM membrane on the 12' x 12' deck above a one-car garage in-kind, and raise the knee wall height to comply with building code. Summary. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-2. Application #2023-July-005 of Jake T. Bentz, **14 Barney Street**, Plat 21, Lot 044, (Contributing) for permission to replace vinyl siding on façade with new vinyl siding. Application presented by Spencer McCombe. Objected by John Grosvenor. Motion to continue application to August 15, 2023 HDC meeting made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-3. Application #2023-July-007 of Rudy Lapin Normann and Leslie Normann, 138 Spring Street Unit #1, Plat 29, Lot 363-1, (Contributing) for permission to install a 2'x2' wooden sign on an existing bracket. Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-4. Application #2023-July-009 of John & Kathleen Trentos, **93 Second Street**, Plat 09, Lot 320, (N/A) for permission to construct a new 2-story, single-family house and detached shed. Application Continued to August 15, 2023 HDC meeting by request of the Applicant.

N-5. Application #2023-July-10 of Janice & Bruce Broussard, **719 Bellevue Avenue**, Plat 38, Lot 20, (Contributing) for permission to make multiple alterations to the modern addition: 1) Enclose the first level of the northwest exterior wood deck 2) Demolish and replace existing staircase 3) Replace existing lattice work underneath decks with shutter-style enclosures 4) Replace windows on west elevation with picture windows 5) Construct a belt course between the first and second stories and at the water table. Application presented by John Grosvenor. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-6. Application #2023-July-14 of Wendy Lotz, **15 Hammersmith Road**, Unit 16, Plat 43, Lot 065-16A, (Non-

(Contributing) for permission to replace existing wood decking and railing with composite. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-7. Application #2023-July-15 of Igor Sokal, **232 Ocean Avenue**, Plat 41, Lot 101, (Contributing) for permission to install a roof-mounted solar array of 60 modules on the flat roof of the gatehouse. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-8. Application #2023-July-16 of Malcolm Parker, **25 Marsh Street**, Plat 16, Lot 243 (Contributing) for permission to install 2 roof-mounted solar panel systems on both slopes of a contributing property. *Motion to continue application to August 15, 2023 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-9. Application #2023-July-17 of Edwin G. Fischer Jr., **1 Ocean Heights Road**, Plat 41, Lot 334, (Non-Contributing) for permission to amend application previously approved by HDC & ZBR. Changes include: Removal of stone chimney, removal of shutters, first floor windows have been mullied together, pair of French doors in rear bump out have been changed to single doors. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-10. Application #2023-July-18 of Newport Restoration Foundation, **34 Thames Street**, Plat 17, Lot 046, (Contributing) for permission to replace the asphalt roof with a wood shingle roof. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-11 Application #2023-July-19 of Robert Sullivan, **2 Willow Street**, Plat 12, Lot 112-6, (Contributing) for permission to replace 6 existing vinyl windows with new vinyl windows. *Application was withdrawn by the Applicant.*

N-12. Application #2023-July-20 of Donald and Patricia Stern, **45 Ayrault Street**, Unit C-1, Plat 21, Lot 114-C1, (Contributing) for permission to replace existing wood decking and entry porch with composite wood in the same configuration. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-13. Application #2023-July-23 of John & Pat Fulco, **48 Catherine Street**, Plat 22, Lot 118, (Non-Contributing) for permission to construct a 16' x 18' sunroom and install a condenser at the rear of the house. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-14. Application #2023-July-24 of John Murphy, **39 School Street**, Plat 24, Lot 127-4, (Contributing) for permission to replace 1) Existing slate roof with fiberglass/asphalt shingles 2) Rotted roof trim and gutters with replica moldings, new red copper valleys, and new 6 in red copper K-style gutters 3) Deteriorated skylight with new VELUX skylight with the same dimensions. *Motion to continue application to August 15, 2023 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-15. Application #2023-July 18 of Hadley Enterprises LLC, **673 Bellevue Avenue**, Plat 38, Lot 22, (Contributing) for permission to make alterations to the carriage house including: 1) Replacing existing deck railing with era appropriate balusters & newel posts 2) Installing new windows on ground level 3) Installing new barn door on

ground level. *Application presented by Ross Cann. Motion to continue application to August 15, 2023 HDC meeting made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-16. Application #2023-July-26 of Ms. Ashley Lyons, **38 Bellevue Avenue**, Unit 6, Plat 25, Lot 062-6, (Contributing) for permission to add a deck railing to an existing porch roof at the north side and replace existing replacement window with a door. *Application presented by Ross Cann. Motion to continue application to August 15, 2023 HDC meeting made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-17. Application #2023-July-27 of A1 Roofing and Construction, **134-136 Spring Street**, Plat 24, Lot 163, (Contributing) for permission to 1) Remove low pitched roof over rear wings and replace southern deck and railings to match images in NHS report 2) Replace northern roof with gambrel roof structure. 3) Demo existing rear chimney 4) Replace clapboards, wood gutters, downspouts 5) Replace all existing roofs (mix of slate & asphalt) with slate roofs 6) Reintroduce historic storefront by adding two additional bays and creating a roof deck atop the extension 7) Add several Pella all wood windows and 2 doors. *Application presented by Sean Napolitano. Motion to approve application with the following conditions: all wood Pella windows, deck above storefront extension to have a six-foot interior setback, remove deck on Church Street side, reduce height of the decorative railing to 36" and construct a slight slant to the roof to discourage use as a deck, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-18. Application #2023-July-29 of Travers Associates LTD/ Melvin Hill, **162 (160-184) Bellevue Avenue**, Plat 29, Lot 51, (Contributing) for permission to install black awnings with Chase Bank logo in place of existing awnings. *Application presented by Heather Philco. Motion to continue application to August 15, 2023 HDC Meeting, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

#### VIII. NEW BUSINESS

#### IX. ADJOURNMENT

*Motion to Adjourn at 9:07pm made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*