

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Deanna Amorello, Chair
Mike Ryan, Secretary
Jim Madson
Dale Nelson
John Laramée (left after item N-3)
Kelly Moran
Frank Balla
Ray Goddard (Alternate)

Staff Present:

Nick Armour, Zoning Officer

Members absent:

Rosemary O'Brien, Vice Chair

III. APPROVAL OF MINUTES

March 9, 2024 – *Motion to approve made by Kelly Moran, seconded by John Laramée, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #February-14 of Scott A & Mary P Robbins, **3 Greenough Place**, Plat 22, Lot 080, (*Contributing*) for permission to extend 3 expired Certificate of Appropriateness's with minor modifications. *Application was represented by Scott Robins. Motion to approve moved by Kelly Moran, seconded by John Laramée, all in favor.*

A-2. Application #2022-Sept-11 of 77 Bridge Street, LLC, **0 (75) Bridge Street**, Plat 16, Lot 060, (*N/A*) for permission to extend the previously approved Certificate of Appropriateness to November 15, 2024. *Application was represented by Jacob Trent. Motion to approve moved by Kelly Moran, seconded by John Laramée, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2024-Mar-31 of SRU Holdings, LLC & Salve Regina University of **74 Victoria Ave**, Plat 36, Lot 103, (*Non-Contributing*) for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Abbreviated Summary. Application was represented by David Lacha and Eric Milner. Objector Patrick Daughtry was present. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Kelly Moran, seconded by John Laramée, all in favor.*

C-2. Application #2024-Mar-25 of Tom & Nicole Scanlon of **7 Elm Street**, Plat 17, Lot 012, (*Contributing*) for permission to make multiple alterations to the contributing property which includes: 1) Replacing front porch with turned cedar columns and balusters, mahogany decking, and polyurethane brackets and add new decorative

brackets to the cantilevered southwest corner 2) Constructing two shed dormers on both slopes 3) Removing a rear stair, screen porch, and deck and constructing a new two-story addition and decks. *Application was represented by Brian Shell, Nicole Scanlon, and Tom Scanlon. Motion to split the application into two parts, Part 1 regarding the replacement of the front porch, changing the brackets to wood, and removing the southwest brackets and Part 2 regarding the rear addition, deck, and dormers, moved by Kelly Moran, seconded by Frank Balla, all in favor. Motion to approve Part 1, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla, all in favor. Motion to continue Part 2 was made by Kelly Moran, seconded by Frank Balla, all in favor.*

C-3. Application #2024-Mar-29 of Samuel Fleet of **84-86 John Street**, Plat 28, Lot 045, (*Contributing*) for permission to replace existing wood windows with Pella Architectural Series, and convert an existing flat rubber-roof over a 1990s addition to a new roof deck and construct a “headhouse” consisting of a stair.

Application Continued to the May 14th HDC Meeting by request of the Applicant

C-4. Application #2024-Mar-30 of Donovan Realty LLC of **12 Lasalle Place**, Plat 09, Lot 134, (*Contributing*) for permission to remove existing chimney. *Application continued to the May 14th HDC meeting.*

VII. NEW APPLICATIONS

N-1. Application #2024-Mar-22 of SRU Holdings, LLC & Salve Regina University of **80 Victoria Ave**, Plat 36, Lot 098, (*Non-Contributing*) for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Abbreviated Summary. Application was represented by David Lacha and Eric Milner. Objector Patrick Daughtry was present. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-2. Application #2024-Apr-002 of Caroyln Ann Briggs, **100 Webster Street**, Plat 36, Lot 77, (*Non-Contributing*) for permission to demolish a portion of the greenhouse structure to the foundation and construct a garage and storage space on the pad. *Application was represented by Victoria Hill. Motion to approve the application with the condition that the garage doors are to be wood, citing 17.80.060.C.1-3, was made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-3. Application #2024-Apr-004 of Kevin John Twomey, **8 Barney Street**, Plat 21, Lot 027, (*Contributing*) for permission to demolish north stairway and deck, repair carpentry and flashing on the rear elevation in-kind where rot is present, replace rolled roofing and flashing, and construct rear stairway and deck. *Application was represented by Thomas Taylor. Motion to approve the application with the condition that a top railing will be applied to the balusters as presented, with the balusters terminating at each landing, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla. The motion passed with 4 members voting to approve and 3 voting to deny. Deanna Amorello, Jim Madson, Dale Nelson, and John Laramee voted in favor. Mike Ryan, Kelly Moran, and Frank Balla voted to deny the application, citing 17.80.060.A.7, 17.80.060.A.3-4, and 17.80.060.A.3, respectively.*

N-4. Application #2024-Apr-006 of Philip D. O’Neill Jr & Lisa G. Arrowood, **43 ½ Elm Street**, Plat 16, Lot 213, (*Contributing*) for permission to replace existing 3-tab asphalt roof with architectural-style asphalt shingles, and remove existing brick chimney. *Application was represented by Patrick McGrath. Motion to approve the application with the condition that the existing chimney be rebuilt, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla. The motion passed with 6 members voting to approve and Dale Nelson voting to deny, citing 17.80.060.A.5.*

N-5. Application #2024-Apr-13 of Sharzard Broumand of **46 Chastellux Ave, Unit M4**, Plat 42, Lot 028-M4, *(Contributing)* for permission to replace existing EPDM roof in-kind and rebuild not extant deck with pressure treated joists, composite decking, and composite railing system. *Application was represented by Spencer McCombe. Motion to approve the application with the condition that the materials be mahogany railing and a Trex decking system, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla, all in favor. Ray Goddard recused.*

N-6. Application #2024-Apr-14 of Wayne and Karen Barnes of **46 Chastellux Ave, Unit M5**, Plat 42, Lot 028-M5, *(Contributing)* for permission to replace existing EPDM roof in-kind and rebuild not extant deck with pressure treated joists, composite decking, and composite railing system. *Application was represented by Spencer McCombe. Motion to approve the application with the condition that the materials be mahogany railing and a Trex decking system, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla, all in favor. Ray Goddard recused.*

N-7. Application #2024-Apr-15 of Newport Restoration Foundation of **49 Mill Street**, Plat 24, Lot 226, *(Contributing)* for permission to replace asbestos shingle roof with yellow-cedar wood-shingles. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-8. Application #2024-Apr-16 of Newport Restoration Foundation of **27-29 Green Street**, Plat 27, Lot 026, *(Contributing)* for permission to replace asbestos shingle roof with yellow-cedar wood-shingles. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-9. Application #2024-Apr-17 of Newport Restoration Foundation of **41 Mill Street**, Plat 24, Lot 228, *(Contributing)* for permission to replace asbestos shingle roof with yellow-cedar wood-shingles. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-10. Application #2024-Apr-18 of Newport Restoration Foundation of **57 Thames Street**, Plat 17, Lot 267, *(Contributing)* for permission to replace asbestos shingle roof with yellow-cedar wood-shingles. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-11. Application #2024-Apr-19 of Sara Cassis of **519 Bellevue Ave Unit 1S**, Plat 36, Lot 118-1S, *(Contributing)* for permission to rebuild and enlarge the existing deck, stairs, and railings. *Application was represented by Daniel Herchenroether. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Dale Nelson. The motion passed with 6 members voting to approve and Deanna Amorello voting to deny, citing 17.80.060.A.1.*

N-12. Application #2024-Apr-20 of Steve Maguire of **11 Chartier Circle**, Plat 44, Lot 094, *(Non-Contributing)* for permission to demolish existing structure and construct a new single-family dwelling. *Application was represented by Gregory Galanis. Exhibit A Neighborhood Pictures of Garages was accepted. Motion to approve the demolition, citing 17.80.060.D.1-2, was made by Kelly Moran, seconded by Dale Nelson, all in favor. Motion to approve the new construction, citing 17.80.060.C.1-3, was made by Kelly Moran, seconded by Dale Nelson, all in favor.*

N-13. Application #2024-Apr-21 of Jeff and Marie Clark of **33 Corne Street**, Plat 27, Lot 015, *(Contributing)* for permission to make multiple alterations including: 1) Repair or replace all windows and doors 2) Construct a single-car garage attached to the northeast corner 3) Construct a new basement access on the north elevation 4)

Replace existing second-floor deck and expand footprint on the west elevation 5) Reconstruct existing third floor deck 6) Add dormers on the east and west elevations. *Application was represented by Gregory Galanis. Motion to continue the application to the May HDC meeting and to refer the application to the design review committee was made by Kelly Moran, seconded by Dale Nelson, all in favor.*

N-14. Application #2024-Apr-22 of Mark D and Maria Evelina Taber Trust of **452 Bellevue Ave**, Plat 36, Lot 015, *(Non-Contributing)* for permission to replace siding in-kind, remove windows in the north, south, east elevations and install sliding doors in west elevation. *Abbreviated Summary. Application was represented by Helen Johnson. Exhibit A Windows was accepted. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-15. Application #2024-Apr-23 of Firehouse Station LLC **118 Prospect Hill Street**, Plat 28, Lot 015, *(Contributing)* for permission to construct a one-story pool house on newly subdivided property. *Application was represented by Chris Fagan. Exhibit A Scope of Work was accepted. Motion to approve the application as presented, citing 17.80.060.C.1-3, was made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-16. Application #2024-Apr-24 of Marie & Mark Hertenstein of **6 Maitland Court**, Plat 09, Lot 026, *(Contributing)* for permission to install a Velux skylight on the east slope. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-17. Application #2024-Apr-25 of 7 Red Cross Ave, LLC of **7 Red Cross Ave**, Plat 26, Lot 44, *(Contributing)* for permission to renovate existing two-car garage and add railing system on the flat-roof, and install new double-hung window in the second floor of the east elevation. *Application was represented by Mark Horan. Exhibit A Picture of Window on East Side was accepted. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Meeting was adjourned at 10:09 pm.