

4. Appointment of Attorney - Mr. Babula nominated William Sullivan with a second by Mr. Barry. All members voted in favor of appointing Mr. Sullivan as Commission Attorney.

II. Applications for Certificate of Appropriateness

- A. 74 Beach Avenue – Barbara Weiland
Replacement of five windows, front door and front storm door.

The applicant did not appear (she was using login info from a prior meeting by mistake).

Motion was made by Mr. Babula to carry the matter to February 15, 2022 with a second by Mr. Barry. All members voted in favor of carrying the matter. A letter will be sent to the applicant regarding her need for attendance or further enforcement action would be necessary.

- B. 98 Broad Street – 98 Broad Street LLC
Demolition of a detached garage

Vincent Priore was sworn in and testified that he is the contract buyer of the property. They propose no exterior changes to the building including no lighting and no signage except a handicap parking space sign. They intend to place a playground area with fencing in the rear of the principal building. The rear detached garage will remain and they intend to renovate same in the future. The site plan included the fencing but no design detail was provided. The applicant was asked to provide information about the material, height, color etc. of the proposed fencing. Mr. Barry asked about the tree plan and the applicant was asked to clarify same.

Motion was made by Mr. Babula to carry the matter to February 15, 2022 with a second by Mr. Szep. All members voted in favor of carrying the matter.

III. Reports and Discussion

- A. HPC Ordinance

A revised draft is still being reviewed by the subcommittee and they will report back to the Commission once they have more of final draft to circulate.

- B. Historic Survey

RGA provided survey forms which the subcommittee will review and report back to the Commission when the review is complete.

C. Enforcement

The members discussed issues regarding enforcement and the need to include information in a letter to historic district and historic site owners (once the ordinance is adopted) that HPC approval is needed and what is required/expected.

IV. Resolutions

Resolution 2021-20 – 18 Church Street

A motion was made to approve a Certificate of Appropriateness by Mr. Barry, with a second by Mr. Syak. All members voted in favor.

V. Approval of Minutes

December 21, 2021 Meeting Minutes - A motion was made by Mr. Szep to approve the minutes with a second by Ms. Hodson. All members voted in favor.

VI. Miscellaneous

A. 2022 Meeting Schedule - A motion was made by Mr. Kenna to approve the 2022 meeting schedule with a second by Mr. Syak. All members voted in favor.

B. 230 Broad Street

The members discussed the status of an application currently before the Planning Board. This property is one that RGA is analyzing for inclusion in the historic resource inventory. The applicant is proposing changes to the exterior and Mr. Rockwell suggested that a letter be written from the HPC (similar to one written for the Ball House) about its concerns and historical significance of the property. Any changes made to the façade would impact the integrity of the resource. A motion was made by Mr. Babula, with a second by Mr. Barry, for Mr. Sullivan to write a letter to the applicant and the Planning Board asking that the State Street side of the building be maintained and suggesting to replace the State Street door with one more in keeping with the style of the building. The letter should include the RGA work, the architect's rendering of building and a photo of the original door. Also, Mr. Rockwell has been delegated authority to work with Mr. Sullivan to compose the letter. All members voted in favor.

VII. Public Comment

Laura Merriman (86 Beach Street) shared her concerns about the Church on the Green and the proposed child care center in connection with traffic and noise. Mr. Babula noted that the HPC appreciates the concerns and the Zoning Board of Adjustment is the appropriate forum to raise these concerns. Ms. Merriman asked about the certificate of appropriateness which was issued via the Commission resolution. The application is reviewed within the guidelines of the historic district.

VIII. Adjournment

A motion to adjourn the meeting was made by Mr. Barry, with a second by Mr. Syak. All members voted in favor. The meeting concluded at 8:18 PM.

Respectfully submitted,

/s/ Bonnie N. Flynn

Bonnie N. Flynn,
Acting Secretary

Minutes approved on: April 19, 2022