

HISTORIC DISTRICT COMMISSION
September 7, 2016 - 3:37 p.m.

The Historic District Commission was called to order at 3:37 p.m. by Thomas Biggert for the Work Session to be followed by the Public Hearings at 4:00 p.m.

Members Present: Thomas Biggert, Marcene Marcoux, Lisa Pacheco-Robb,
Martin Risteen

Others Present: Annie Howard, David Gardner

1. WORK SESSION:

- a. **Annual Organizational Meeting** – election of Chair, Vice-Chair, Clerk
Marcene Marcoux nominated Thomas Biggert as Chair which was seconded by Martin Risteen and passed 3-0-0. Thomas Biggert nominated Marcene Marcoux as Vice Chair which was seconded by Martin Risteen, and passed 3-0-0. Thomas Biggert nominated Martin Risteen as Clerk which was seconded by Marcene Marcoux and passed 3-0-0.

- b. **457 Commercial Street – Issuance of a Certificate of Hardship.**
Certificate needs to be completed.

- c. **Update on potential violations reported to the Building Commissioner**
 - i. 15 Alden Street – this item will be placed on the agenda
 - ii. 4 Conant Street – application was received

- d. **Determination as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; Administrative Reviews to be placed on the next agenda below; Full Reviews to be placed on the September 21 agenda:**
 - i. 595 Commercial Street – Full Review
 - ii. 14 Bangs Street – Full Review – advertised for today’s meeting. Marcene Marcoux stated an abutters notice was received
 - iii. 10 Commercial Street, #16 – Motion was made to postpone until 9/21/16
 - iv. 12 Howland Street, #12A – Letter from construction was received and application is withdrawn

- v. 25 Tremont Street, #F2 – Full Review
- vi. 149A Commercial Street, #C3 – Full Review
- vii. 30 Alden Street, #4 – Full Review
- viii. 174 Bradford Street – Full Review
- ix. 6 Cottage Street – Full Review
- x. 242 Bradford Street – Full Review
- xi. 514 Commercial Street – Administrative Review
- xii. 4 Johnson Street – Administrative Review
- xiii. 82 Commercial Street – Full Review
- xiv. 116 Bradford Street – Full Review
- xv. 4 Conant Street – Administrative Review
- xvi. 192-194 Commercial Street – Administrative Review
- xvii. 330 Commercial Street – Administrative Review
- xviii. 10 West Vine Street, #3 – Administrative Review
- xix. 555 Commercial Street, #C – Administrative Review
- xx. 634 Commercial Street – Administrative Review
- xxi. 359 Commercial Street, #C – Administrative Review
- xxii. 359 Commercial Street, #2 – Administrative Review
- xxiii. 430 Commercial Street, #3 – Administrative Review
- xxiv. 101 Commercial Street – Full Review
- xxv. 101 Commercial Street – Full Review
- xxvi. 226 B Bradford Street – Full Review
- xxvii. 5 1/2 Masonic Place – Administrative Review
- xxviii. 638 Commercial Street – Administrative Review
- xxix. 97 Commercial Street – Requested to be postponed

1.e. Appoint a subcommittee to act on, at the Special Meeting posted to take place after this public meeting, those agenda items from (d) above that were determined to require Administrative Review:

The Committee stated that Administrative Review requires a subcommittee and will be reviewed by Thomas Biggert, Lisa Pacheco-Robb, and Martin Risteen. Thomas Biggert made a motion for the subcommittee to review which was seconded by Martin Risteen and passed.

1.f. Applications determined at the meeting of August 3 requiring Administrative Review:

- i. 8 Central Street – Lisa Pacheco-Robb made a motion to accept, seconded by Thomas Biggert, and passed 4-0-0**
- ii. 43 Bradford Street – Thomas Biggert made a motion to accept, seconded by Marcene Marcoux, and passed 4-0-0**
- iii. 466 Commercial Street – Thomas Biggert made a motion to accept as presented, seconded by Marcene Marcoux, and passed 4-0-0**

1.g. 335 Commercial Street

Regina Bender discussed this code issue at the Squealing Pig Restaurant, and requested for mechanical code compliance. She presented before and after pictures of the vent to the Commission Members. Marcene Marcoux stated that the issue has not been rectified, and Regina Bender stated that there was no choice of where to put the venting. Dermott O’Neil has previously stated that he would lower the venting system. Thomas Biggert stated that there is nothing for the Commission to vote on at this time.

1.h. Review and approval of minutes of the meetings of January 20, March 2, May 18, June 15, July 6, July 20, and August 3, 2016:

Marcene Marcoux stated that the minutes from July 6, 2016 need to reflect all the issues actually discussed. As presently written, they do not. Members will review the minutes.

2. PUBLIC HEARINGS:

- a. Case #FY16-106 (*postponed from the meeting of July 20*)**
Application by Pavel Fiodarau, on behalf of Marcus Builders, LLC, requesting to demolish a garage at the property located at **384 Commercial Street**.

Robin Reid and Pavel Fiodarau addressed the Commission stating that the garage is beyond repair and cannot be saved. Jon Cowen from Cowen Associates determined it should be demolished. It was stated that the garage has no historical/cultural/architectural value. Robin Reid addressed the following concerns by the abutters: the use of the premises is legal for condo conversion; the proposed parking plan meets easement requirements; and intrusive headlights are not relevant as a hedge will be on the west lot. She also mentioned that there was concern that this had been

denied, but it has not.

Francesca Brenner, a direct abutter, read a letter to the Commission. She stated that the easement was granted in the past by her mother from one single family to another, and that the easement stated that there would not be more than two cars, one in the garage and one in front of the garage. She states the condo will have cars and will block the abutter's driveway. She also stated that this will be a multi-unit condo, and that the removal of the garage will make room for a parking lot. Thomas Biggert also read a letter from Brian DeLaurentis stating that the parking lot will cause more congestion on Commercial Street. Martin Risteen shared that the garage is totally rotted and could be determined to be a safety issue. Marcene Marcoux stated there is no historical significance. Marcene Marcoux made a motion to accept as presented which was seconded by Lisa Pacheco-Robb, and passed 3-0-1 with Thomas Biggert abstaining.

b. Case#FY16-107 (continued from the meeting of August 3, 2016)

Application by Tom Thompson, on behalf of Janet C. Beattie and Karen Jasper, requesting to expand a second floor bedroom and closet over a northeast ell at the property located at 262 Bradford Street.

John DeSouza addressed the Commission and stated the door will be moved and that the slider had been taken away. He stated that on the north it is not visible. On the side with the most changes, B windows were extended in length and the door was replaced with casement. A window is the same – trimmed windows with casing. There was one letter read from John Murphy which is supportive of the project. Drawings were presented and met the recommendations of the Commission. Thomas Biggert made a motion to accept which was seconded by Marcene Marcoux, and passed 4-0-0.

c. Case#FY16-108 (continued from the meeting of August 3, 2016)

Application by Kevin Bazarian, on behalf of Maria Cirino, requesting to renovate the existing structure, including enclosing the area beneath an existing deck, replacing deck surface and railings, extending dormers on the north and south sides, replacing windows, doors, and an existing chimney, replacing vinyl siding and restoring existing clapboard and adding a gable on the north side of the structure on the property located at 16 Carver Street.

Lyn Plummer addressed the Commission who felt the project met what had been requested. Thomas Biggert questioned the style of E window and that style will be changed. Thomas Biggert made a motion to accept with change to E window, seconded by Marcene Marcoux, and passed 4-0-0.

d. **Case#FY17-02** *(continued from the meeting of August 3)*

Application by John DeSouza, on behalf of Rick Macara, requesting to demolish a dwelling and detached garage and reconstruct the dwelling in a new, expanded footprint at the property located at 35 Alden Street, #1.

John DeSouza, Vida Hamnquist, and Tom Thompson addressed the Commission. The proposed Sanitary Subsurface Sewage Disposal was discussed. They discussed that the historic portion of the house remains, and that dormers were used. The north side roof line is below that of the existing structure, and the dormer is below so the structure has a smaller scale, and that an angle in the back was removed, and there a traditional gable roof. The Commission had recommended a letter from the engineer which was provided. Norman Berry, an abutter, addressed the Commission and stated that accomplishing an eight bedroom septic system does not keep the historic feel of the neighborhood, and it will have a large parking lot so in the future it could be sold for condos instead of work force housing. Mitch Hollander stated his concerns for the parking lot regarding increased traffic and noise, and questioned if it would meet zoning. The site plan does not show parking, and the Planning Board will meet on parking/zoning. Marcene Marcoux commented that this is a radical change from the original plan previously presented, and is a good change with historical quality and fitting the guidelines. Martin Risteen stated that requested changes by the Commission were made. Thomas Biggert stated the need for a better plan, that it was difficult to make a decision based on the drawing, and identified that the north elevation needs more work. He recommended to postpone the vote, and John DeSouza will sign a time waiver and be on the agenda for 9/21/16. Thomas Biggert made a motion to continue until 9/21 which was seconded by Marcene Marcoux, and passed 3-0-1.

e. **Case#FY17-03** *(continued from the meeting of August 3)*

Application from Regina Binder, on behalf of Christina Barker, for alterations to a previously approved plan, including changing to a cable rail system on the third floor deck, changing approved square windows on a dormer to round windows, and discussion of fencing options at the property located at 169 Bradford Street.

Regina Binder addressed the Commission and stated that this was last presented in August. She commented that the fence is 27 feet back from Bradford Street, and she discussed the fence and privacy issues. The fence is in front of the deck and 6 foot fences are not allowed in front of the house. Regina stated that she could do 5 feet on

the Dyer Street side, but the Commission is requesting 4 feet or put a railing on the deck instead of putting up a fence. The security gate would be 4 feet. Thomas Biggert made a motion to continue until 9/21/16 which was seconded by Marcene Marcoux and passed 3-0-1. Regina will do another time waiver.

Marcene Marcoux left the meeting at 5:38 p.m.

f. Case#FY17-011

Application by Deborah Paine, Inc., on behalf of Reuben Reynolds & William Casey, requesting to remove a deck and stairs and to remove and replace a first floor window and a patio door on the east elevation, to relocate windows on the first and second floor and to replace a window on the first floor on the north elevation of the structure at the property located at 3 Court Street.

Deborah Paine, representing the owners, addressed the Commission and stated that there were no changes to the south or to the west, and that at one point in time, this was a 2 family. They are requesting to remove a door and upper deck, and reconfigure the windows. On the north side, shift the windows slightly to centralize them, and provide an overhang over the French door in the back. Lisa Pacheco-Robb stated that the plan looks good. There were two letters of support (one was from the former owners). Thomas Biggert to accept as presented which was seconded by Lisa Pacheco-Robb, and passed 3-0-0.

g. Case#FY17-013

Application by Ted Smith Architect, LLC, on behalf of Thomas Tannariello, requesting to remove a one-story lean-to addition on the east elevation of the front structure and replace it with a porch in the same footprint on the property located at 600 Commercial Street.

Ted Smith and Tom Tannariello proposed to take off the lean-to and add a porch in the same footprint, but would need to remove part of the foundation and change the footprint and will just add the porch. Thomas Biggert made a motion to accept as presented which was seconded by Lisa Pacheco-Robb and passed 3-0-0.

h. Case#FY17-015

Application by Ted Smith Architect, LLC, on behalf of Edward Hunt, requesting to add dormers on the east elevation of a structure on the property located at 167 Commercial Street, #7.

Ted Smith addressed the Commission. He stated that this is a singular dormer on the east side set back from the roof line, and is not visible from the public way and has no impact on the street. There were three letters of support. Thomas Biggert made a

motion to accept as presented which was seconded by Lisa Pacheco-Robb and passed 3-0-0.

i. Case#FY17-016

Application by Ted Smith Architect, LLC, on behalf of Matthew Perlman, requesting to add dormers in an existing unfinished half story on a structure at the property located at 41 Commercial Street, #5

Ted Smith presented a letter to withdraw the application.

The Commission then went back to 1.d. 14 Bangs Street. Daniele Taddei asked to put in a shed which will look traditional. Property is on the corner of Bangs Street, and shed will look like the porch. Thomas Biggert made a motion to accept as presented which was seconded by Lisa Pacheco-Robb and passed 3-0-0.

3. Any other business that shall properly come before the Commission

With no other business, Thomas Biggert made a motion to adjourn the meeting at 6:20 p.m. which was seconded by Lisa Pacheco-Robb and passed 3-0-0. The Special Meeting for Administrative Reviews started at 6:25 pm.

Special Meeting for Administrative Reviews

Annie Howard stated that the following properties had already been advertised:

- 149A Commercial Street**
- 30 Alden Street**
- 174 Bradford Street**
- 6 Cottage Street**
- 242 Bradford Street**
- 514 Commercial Street**
- 4 Johnson Street**
- 25 Tremont Street**
- 226B Bradford Street**
- 82 Commercial Street**
- 116 Bradford Street**
- 101 Commercial Street**

Administrative Reviews:

xii. 4 Johnson Street

Replace asphalt roof in kind and replace existing garage doors.

Eric Larsen, Deputy DPW Director stated they can utilize the space for the Fire Department. There are three doors, and that the middle door will be glass and metal. There will be a live engine there. He feels that all the doors will be completed by the Fall. Lisa Pacheco-Robb stated that this should have full review as it is an historic building. Thomas Biggert made a motion which was seconded by Lisa Pacheco-Robb, and passed 3-0-0 to move this from an administrative to a full review and this will be continued on 9/21/16.

xi. 514 Commercial Street

Window trim repairs and, if needed, window replacement

Eric Larsen discussed the window trim repair. Thomas Biggert made a motion to accept as presented which was seconded by Lisa Pacheco-Robb and passed 3-0-0.

xvii. 330 Commercial Street

Remove and replace asphalt roof shingles and underlayment.

Eric Larsen discussed the project. Thomas Biggert made a motion to accept as presented which was seconded by Lisa Pacheco-Robb and passed 3-0-0.

xviii. 10 West Vine Street, #3

Add wood to top rails on upper deck

Mark Kinnane discussed wood to be added to the rails. Thomas Biggert made a motion to accept as presented which was seconded by Lisa Pacheco-Robb and passed 3-0-0.

xix. 555 Commercial Street, #C

Remove and replace slider.

Josh Piper discussed the project with the Commission. Thomas Biggert made a motion to accept as presented which was seconded by Lisa Pacheco-Robb and passed 3-0-0.

The following properties we reviewed by the Commission. Thomas Biggert made a motion to accept as presented which was seconded by Lisa Pacheco-Robb and all passed 3-0-0.

xvi. 192 – 194 Commercial Street

Replace cedar shingles on north and west elevations.

xv. 4 Conant Street

Dormer windows in different configuration than approval.

xx. 634 Commercial Street

Replace white cedar shingles on south and west elevations on top of porch.

xxi. 359 Commercial Street, #C

Replace 3 sliders in kind.

xxii. 359 Commercial Street, #2

Replace 4 windows in kind.

xxiii. 430 Commercial Street, #3

Replace 2 windows in kind.

xxvii. 5 ½ Masonic Place

Replace two existing windows in kind.

xxviii. 638 Commercial Street

Replace two windows.

Thomas Biggert made a motion to adjourn the meeting at 6:50 p.m. which was seconded by Lisa Pacheco-Robb and passed 3-0-0.

Respectfully submitted:

Katherine Barrett

