

HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
Judge Welsh Room, Town Hall
Provincetown MA

WEDNESDAY, NOVEMBER 1, 2017

Members Present: Chairman Thomas Biggert (TB), Laurie Delmolino (LD), Marcene Marcoux (MM), Hersh Schwartz (HS), Martin Risteen (MR); Lisa Pacheco Robb (LPR; arrived at 4:50pm)

Others Present: Anne Howard (AH) Building Commissioner

The meeting was called to order by TB at 3:36pm.

1. WORK SESSION

a) Update on potential violations

- i. 479 Commercial; Street. fence
TB reported that numerous abutters are asking when fence will be taken down. AH related that owner asked what the time-frame for appeal was, and that he is prepared to cut down if necessary. AH pointed out that decision has yet to be filed meaning that there's no right of appeal yet in effect, which is 20 days.
- ii. 3 Prince Street; iron fence
TB reminded HDC that iron fence was installed approximately two years ago and that a letter had been sent but no action followed-up.
- iii. 394 Commercial Street; review trim
TB reported that there doesn't seem to be any of the original trim left, looks skimpy, covered in green; recommended bringing in photos for next meeting to review.
- iv. 307 Bradford Street; fence at corner of Allerton
MM revisited this item and asked if fence was required to be picket. AH advised that this item will get put with others of similar concern for forthcoming review process. TB pointed out that fence looks large.

b) Motion to reconsider decision for HDC 18-028 18 West Vine Street

Discussion on how to proceed with ongoing situation where owner has come in three times to get opinion. TB recommended talking to town council, mentioned meeting with abutters. MM revisited the period when vote per all major changes was given at 3-2 but then LD recused herself putting the vote at 2-2. LD detailed her inconsistency with recusing based on being a former abutter and also her familiarity with people in town. LD said she had spoken with the 1-800 ethics line. MR recommends getting advice from Town Council before

proceeding. TB motions to put item forth to Town Council by letter and revisit decision at 11-15-17 meeting. Motion passed 5-0-0.

c) Determination as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; with Full Reviews to be placed on the November 15th Public Hearing Agenda and Administrative to be acted on by a subcommittee appointed by the Commission.

MM made motion to consider as administrative review the following: 422 Commercial St.; 350A Commercial St.; 139A Bradford St.; 6 Masonic Pl.; 24 Commercial St.; 149 Commercial St.; 17 Center St.; 1 Holway Ave., #A1; 353 Commercial St., #24; 222 Bradford St.; 286 Commercial St.; 353A Commercial St., #15; 616 Commercial St.; 396 Commercial St.; 8 Commercial St., #A4; 8 Commercial St., #A3; 5 Dyer St.

TB seconded the motion and it passed 5-0-0.

MM made a motion to consider as full review the following: 423 Commercial St.; 22 Alden St., #3.

TB seconded the motion and it passed 5-0-0.

- i. 422 Commercial St. – To replace entry door in kind
No one was present from property. TB voiced concern that door in question is old. LD suggested issue is not replacement in kind. MM advised a site review. TB made motion to consider as full review. HS seconded motion and it passed 5-0-0.
- ii. 350A Commercial St. – To replace 8 windows in kind
Paul Sandry spoke as representative of the work being done to confirm it was like for like; 6 over 6, work-in-kind. TB made a motion to approve as presented; MM seconded the motion and it passed 5-0-0.
- iii. 139A Bradford St. – To replace a patio slider and 3 windows
Upon review of materials presented, TB made motion to approve as presented; LD seconded the motion and it passed 5-0-0.
- iv. 6 Masonic Place – To re-shingle and replace trim in kind
MM sought to verify replacement trim was wood.
Upon review of materials presented, TB made motion to approve as presented; LD seconded the motion and it passed 5-0-0.
- v. 24 Commercial St. – To re-roof
Upon review of materials presented, TB made motion to approve as presented; LD seconded the motion and it passed 5-0-0.
- vi. 149 Commercial St. – To re-shingle in kind
White cedar shingles to be replaced in kind. Upon review of materials presented, TB made motion to approve as presented; MM seconded the motion and it passed 5-0-0.
- vii. 17 Center St. – To replace a chain-link fence with a stockade fence

Board determined fence to run along Bradford St. MM advised fence be placed 10' back as it would reside at the corner of the street. AH related to HDC that height condition was HDC's determination. TB motioned replacement fence be a 4' picket fence; MM seconded the motion and it passed 5-0-0.

- viii. 1 Holway Ave., #A1 – To replace 3 windows in kind.
Nancy Lockwood present, confirmed 3 double-hung across.
Upon review of materials presented, TB made motion to approve as presented; MR seconded the motion and it passed 5-0-0.
- ix. 353 Commercial St., #24 – To re-shingle a gable end
Upon review of materials presented, TB made motion to approve as presented; MM seconded the motion remarking that it fit HDC guidelines and the motion passed 5-0-0.
- x. 222 Bradford St. – To re-shingle
Upon review of materials presented it was determined white cedar shingle to be replaced in kind. TB made motion to approve as presented; MR seconded the motion and it passed 5-0-0.
- xi. 286 Commercial St. – To re-roof
Upon review of materials presented, TB made motion to approve as presented; MM seconded the motion and the motion passed 5-0-0.
- xii. 353A Commercial St., #15 – To re-roof
Upon review of materials presented, TB made motion to approve as presented; MM seconded the motion and the motion passed 5-0-0.
- xiii. 616 Commercial St. – To replace 10 windows in kind
Upon review of materials presented, TB made motion to approve as presented on condition replacement be in kind with all wood trim; one-over-one, two over one, two over two. MM seconded the motion and the motion passed 5-0-0.
- xiv. 396 Commercial St. – To remove and replace a deck
Request by applicant to postpone until 11-15-17 meeting was granted.
- xv. 8 Commercial St. – To re-shingle
Upon review of materials presented, TB made motion to approve as presented; MM seconded the motion and the motion passed 5-0-0.
- xvi. 8 Commercial St. – To re-shingle
Upon review of materials presented, TB made motion to approve as presented; MM seconded the motion and the motion passed 5-0-0.
- xvii. 5 Dyer St. – To replace a bay window and an attic window in kind
Upon review of materials presented with the determination that wood shown is white cedar pine and that trim be wood, TB made motion to approve as presented; MM seconded the motion and the motion passed 5-0-0.

- xx. 348 Commercial St. – To re-shingle
Upon review of materials presented and citing white cedar shingle, TB made motion to approve as presented; MM seconded the motion and the motion passed 5-0-0.
- xxi. 373 Commercial St. – To re-shingle east-side of a structure
Upon review of materials presented and citing white cedar shingle, TB made motion to approve as presented; LD seconded the motion and the motion passed 5-0-0.

c) Review and approval of Minutes:

AH informed HDC that Jody O’Neil (JON) would be working with HDC going forward as on-call secretary. In addition to taking meeting minutes for the upcoming Nov. 15th HDC mtg., JON will be crafting minutes from the Nov. 1st mtg. from AH’s notes and the PTV video-recording, as well as the back-log of missing meeting minutes as posted and from a listing provided by David Gardner and notes from MM.

2. Public Comments:

MM referenced presentation by structural engineer and manager Eric Larsen who spoke at the Oct. 25th HDC meeting to the issue of FEMA and the questions FEMA might pose to the community as well as the documents that came out of the meeting, encouraging those present to view the meeting on tape at PTV.

3. Pubic Hearings: VOTES MAY BE TAKEN

Called to order by TB at 4:15pm.
Mullin Rule was put into effect, whereby the following read statements testifying that, while they had missed the HDC meetings regarding various cases on today’s docket, they had examined the PTV coverage of the meetings and familiarized themselves with the details.
MM: HDC 18-037; HDC 18-056; HDC 18-057; HDC 18-060; HDC 18-061.
MR: HDC 18-037; HDC 18-043; HDC 18-056, HDC 18-057; HDC 18-060
HS: HDC 18-037; HDC 18-043; HDC 18-056; HDC 18-057; HDC 18-060 HDC 18-061.
LD recused herself from voting on HDC 18-037 as she is an abutter.
MM recused herself from voting on HDC 18-043 as she is an abutter.

a) HDC 18-037 (continued from the meeting of October 18th)

Application by **Wesley Price** of **C.H. Newton Builders, Inc.** on behalf of **Neil Jacobs & Eric Ganz**, requesting to replace an existing fence on the east elevation and construct a new pipe deck on the west elevation of the property located at **6 Cottage Street**.

Wesley Price presented: detailed replacement of deck, slightly below property line, description of ¾ by 6’ red cedar stockade fence replacement at back of property, like for like sandwich picket fence in front of property, and water feature, i.e., small pool, under 4,000 gallons but deeper than

24" at rear of house, not visible from street. No public comments or letters. MM sought to verify that details presented matched those in materials submitted regarding fence. TB stated his concerns if "water feature" was to be visible to public. HDC satisfied in both regards, TB motioned to accept as presented; MM seconded and motion passed as presented, 4-0-0. TB, MM, MR, HS

- b) **HDC 18-043** *(continued from the meeting of October 18th)*
Application by **Cotuit Bay Design, LLC**, on behalf of **Kip Financial, LLC**, requesting to remove decks, stairs and a one-story section of an existing structure and to construct new decks, dormers and a detached 1½ - story cottage on the property located at **446 Commercial Street**.

Jim Savko and Kevin Bazarian presented based on revised drawings of HDC's previous requests for revised site plan concerning grids and sliders and footprints and elevation of cottage. Discussion ensued to determine if HDC had current revisions of both structures. Kevin Bazarian remarked that discussion of the main building had been added on at last meeting and that a site visit was what would be next in line and that height of cottage would need to be addressed. No public comments or letters. HDC felt in unison that dimensions were satisfactory on the cottage, but this would need to be revisited based on new HDC members in attendance. TB stated concern that adding the grids to the sliders is minimally helpful and that 6' sliders are contemporary features but the building looked too big. TB asked if presenters would be open to doing a door and window instead of sliders. LD suggested more of a French-door look. Presenters offered an alternative that satisfied HDC. TB made a motion to accept as presented with the condition that the 2nd floor of the left elevation will mimic the door/window situation as presented on the 1st floor of the rear elevation, resulting in three windows and a door. HS seconded the motion and the motion passed as presented 4-0-0 with presenters agreeing to submit revision of 2nd elevation for the files, per TB. TB, HS, MR, LD.

- c) **HDC 18-051**
Application by **Mike Bedard/Renewal by Anderson**, on behalf of **John D. Quaglia**, requesting to replace 8 casement and 8 double-hung windows on the structure at **4 Mozart Avenue, #3**.

TB clarified that request was for 8 casement "with" not "and" 8 double-windows. No public comments or letters. Mike Bedard presented, stating owner wanted energy-efficient, historic, traditional look. TB made motion to accept as presented; LD seconded the motion and the motion passed as presented, 5-0-0. TB, LD, MR, HS, MM.

- d) **HDC 18-056** *(continued from the meeting of October 18th)*
Application by **Don DiRocco, of Hammer Artchitects**, on behalf of **Jay Anderson**, requesting to demolish an existing three-story structure and construct a new two-story structure on the south elevation of the property located at **53 Commercial Street, Rear**.

Don DiRocco and Jay Murphy presented. Jay Murphy referenced Town's ability to authorize demolitions of structures in historic district under certain circumstances, per Chapter 40c, Section 6 of the Town bylaw. Don DiRocco mentioned that rear building was not shown at last meeting, but front building was and requested discussion begin on front building, referenced as HDC 18-057, 53 Commercial St. HDC agreed to begin with discussion on HDC 18-057 before revisiting HDC 18-056. TB argued that 101 Commercial was not demolished but was razed and that it is HDC's policy to not demolish. Jay Murphy stressed determining demolition before approving and proceeding with new building (HDC 18-057).

MM quoted Chapter 40C, section 2 of the bylaw that expressed an emphasis on maintenance and preservation as opposed to demolition, pointing toward a precedent of the past 15 years. MM quoted general guidelines in so far as they stress a duty to maintain the Town's cultural record even if not aesthetically pleasing and to consider demolition warranted only under extraordinary circumstances. Jay Murphy countered that the building itself is not historic, nor bears a significant place in the neighborhood, but acknowledged this is a subjective issue. Discussion on building specs: built in 1969, 27.8'; new building, with pitch roof will go up 2' and be raised about 4.8' but be smaller in scale, dropping 8,000 cubic square feet. MM quoted bylaw, stating that buildings that are less than 50 years old are exempt from review with conditions: alterations that need 25% of property come back to HDC for review. No public comments or letters.

LD stated she found no characteristics in the current structure that could be defined as historic and even though conditions might not be extraordinary she is inclined to vote for demolition. MM tended to agree with LD but not for demolition. LPR stated she followed LD's sentiments exactly and that, as the current building is non-conforming it already goes against the historic bylaws and so demolition is a viable option. HS stated she doesn't feel comfortable with demolition but can go either way and will sit on the fence. MR said he felt the need to consider the whole site – including No. 51 – and that he is against demolition; would not want to see the parcels be cherry-picked when taken apart. Don DiRocco countered that their directions were to submit per each property; MS acknowledged it was a faulty system. TB offered that the building is odd and that the applicants would do a great job but referenced Provincetown as a "green community" and demolition in this case would seem not to consider that.

LPR reaffirmed following TB's remarks that demolition made sense. MM then read from bylaw to re-assert that requesting to destroy more than 25% makes the case against demolition. Jay Murphy reminded HDC that the property is in the FEMA flood zone. MM weighed in on FEMA aspect per market, or assessment, value and variations therein.

TB motioned for a vote on demolition, with HS sitting out, which failed to achieve a quorum and led to a presentation of new buildings site plan, presented by Don DiRocco to highlight unified lots with hidden parking.

TB welcomed public comments: Roxanne Peares argued that the public was not privy to site plans at mtg. Don DiRocco said he didn't want to waste time hooking up computer. Roxanne Peares asked for height in total; Don DiRocco replied with compliance heights, 2' above grade.

LD voiced primary concern over scope of hallway which looks incongruous; plus, a flat-roofed, three-story building doesn't have historic aspects; big window facing Commercial St. was LD's other concern. LPR inquired after new building's elevations and how they comply with zoning bylaws. Jay Murphy stated the new building would be of a less non-conforming height than current building; about 27'. MR agreed with LD per large Commercial St. window, felt need to be re-configured as it currently goes against HDC bylaws. MR also questioned the "tower." LPR said she felt the proposal was pushing the envelope in a good way and was leaning toward approval but her argument was to think of the spirit of the town and what the town is all about; that designers were taking all of that into consideration and moving it forward, a well done job.

MM felt there was confusion regarding the various aspects, a mixture of design elements that doesn't lead to a kind of integrity. TB didn't feel flat roof worked; couldn't support "tower" or big Commercial St. window is wrong; other, rear windows maybe town could live with; requested to be shown front door element. TB requested applicant return with revised drawings featuring revisions to "tower" and big plate window. Applicant stated they are hoping to get permitting in by year's end. TB made motion to accept time waiver for continuation of consideration at Nov. 15th meeting; MM seconded the motion and the motion passed as presented, 5-0-0. TB, MM, MR, LPR, LD.

e) **HDC 18-057 (continued from the meeting of October 18th)**

Application by **Don DiRocco, of Hammer Architects**, on behalf of **Jay Anderson** requesting to construct a new two-story structure on the north elevation of the property located at **53 Commercial Street, Front**.

Don DiRocco referenced rendering that featured changes to the railing configuration and roof brackets. LD referenced last meeting's request for more of a porch structure feature. TB agreed with LD against a shingled post, and that roof should be sloped with balustrade. Don DiRocco confirmed that there would be wood shingles on all roofs. TB motioned to accept as presented on condition that features include balusters with sloped roof with bracket and historic posts. LD seconded the motion and the motion passed as presented, 5-0-0. Don DiRocco said he would submit final revised plans for sign-off. TB, LD, MR, HS, MM.

f) **HDC 18-060 (continued from the meeting of October 18th)**

Application by **Tom Thompson**, on behalf of **Ronald C. Homer**, requesting to remove and replace two double-hung windows with a five-panel French door unit on the south elevation of the structure and replace an existing section of a fence on the south elevation of the property located at **7 Commercial Street, #3**.

Tom Thompson presented. Opinions on five-panel: TB feels it's too big of an opening and can be seen on Commercial St.; MM felt she could go either way; LD stated the fact it is visible from Commercial St.; LPR said she felt uncertain where she stood; MR felt it too publicly visible.

Tom Thompson presented new renderings which HDC viewed favorably. TB said he liked the original better but could live with this. TB made a motion to approve as presented with revision of 2 French doors with 1 panel-width separation between them. LD seconded the motion and it passed 5-0-0. TB, LD, MR, LPR, MM.

g) HDC 18-061 (continued from meeting of October 18th)

Application by **Jean Innocent, dba ACT Remodeling**, on behalf of **Louise Meads**, requesting to replace 5 windows and add a new Doorway on the structure located at **4 Baker Avenue**.

Jean Innocent presented. HDC reviewed new drawings with location of door. TB asked for dimension to right of door; was told it was "57." MM expressed regret that Jean Innocent was not given enough and proper information at the previous meeting for what he should bring. TB made a motion to accept as presented with completed application featuring door; MM seconded the motion and it passed, 5-0-0. TB, MM, MR, LPR, LD. Jean Innocent then asked, on behalf of his client, if she could install a patio, instead of regular, door. HDC declined.

h) HDC 18-065

Application by **Mike Czyoski**, on behalf of **Van Dereck Trust**, requesting to install two double-hung windows in an open wall on the structure at **7 Freeman Street**.

Mike Czyoski presented, clarified building as Napi's restaurant and the windows as one-over-ones, located on the 3rd floor, south-side; little alleyway en route to parking lot. No public comments or letters. TB made motion to accept as presented; LD seconded the motion and the motion passed 5-0-0. TB, LD, MR, LPR, MM.

i) HDC 18-066

Application by **Robert Fiset**, requesting to demolish a cottage and one-story dwelling on the property located at **168 Bradford Street Extension**.

Attorney Christopher Fiset and father, Donald Fiset, presented; Robert Fiset could not be in attendance. Christopher Fiset stated both properties are out of the historic district. TB asked reason for demolition and was told by Christopher that owners intended to sell the property. MR got confirmation that previously discussed building, the older house, was already approved for demolition; Christopher confirmed that that would be revisited in the future, but that they wished to focus now on the two smaller cottages. MR suggested that HDC and therefore the public does not have all the information they need on both buildings to make a determination. No public comments or letters. MR continued, remarking that HDC needs more information and materials, i.e., complete project parameters including the

previously designated demolition specs before them in order to make proper determinations, in this case as well as others. AH stated that it is not necessarily possible, staff-wise, to have all materials on hand as MR proposes. MM stated she is in favor of the applicant's request as other building was already approved and the structures lie outside the historic district. LPR concurred. HS said she was also inclined to agree with MM and asked applicant if there were any other building that would be proposed for future demotion. Christopher responded no. LD acknowledged that as there was no cultural value, she was inclined to approve. TB spoke as the lone dissenter, suggesting more information was needed but made the motion for approval based on the information provided. MM seconded the motion and it passed, 5-0-0. TB, MM, MR, LPR, LD.

j) **HDC 18-073**

Application by **Benjamin R. Hayes**, requesting to remove an exterior brick hearth and chimney wall on the structure at **634 Commercial St.**

Ben Hayes presented, dispersed new materials for review, said he grew up in "kit" house, built in 1910 and said hearth has never been used and bricks are falling off; on bad foundation. A mason informed Ben Hayes that unit would continue to deteriorate and rip away from the house and potentially fall on the neighboring home.

Robin Wright of 633 Commercial Street spoke as abutter and in support of Ben Hayes, cited him as a neighborhood historian, related her concerns that one night when bad wind was howling she feared awakening to chimney coming down on her. TB read from bylaws, 8.B, on chimneys, that they be retained and repaired whenever possible. MM conveyed that chimneys should always be repaired and not removed whenever possible and is in favor of repair. LPR cited safety issue and acknowledged the high cost of repair; reflected on applicant's hardship where repair could run to 40k. TB asked what costs might actually be; Ben Hayes said he knew it would be at least 20k and reminded HDC that the chimney was an add-on to original construction, by Ben's grandma, at least back to the 1930's. AH suggested the era would more likely be the 1950's. MR stated he had no problem with removal as chimney was not part of original kit house, which he is familiar with and appreciates. LD echoed MR's remarks. HS said she, too, loved chimneys but cited hardship to applicant, accepted demolition, hoped bricks would be re-used. TB made a motion to accept as presented with no requirement to re-build; LD seconded the motion and it passed **4-1-0. TB, LD, MR, LPR in favor; MM, opposed.**

k) **HDC 18-074**

Town of Provincetown, requesting to replace 5' high chain-link fence with an 8' black vinyl fence with black slats and increase its length along the property line on the property located at **12 Winslow Street.**

Beth Singer, Superintendent of Schools, presented, made a correction: there is no plan to increase the length and fence is on the building, not the property line. TB asked if wood fence would be considered. Beth Singer remarked it's a brick building and all other

fences are black; fence is not visible; she cited reason to application is that people have access to roof with current fence and it not guaranteed against pedestrian play; damage is a concern. Plus, the only access to roof is from this particular fence. People have made a game of sliding off roof.

MM voiced that a wood fence would serve to add value to the current structure. AH, with TB's permission, asked Beth Singer when fencing was added to area in question, including playground. Beth Singer reported fencing has been going up in installments over about 6 years. TB made a motion that request be delayed until Nov. 15th meeting at which time HDC will have had a chance to make site visit. MM seconded the motion and it passed, 5-0-0. TB, MM, MR, LPR, LD.

I) **HDC 18-077**

Application by **Paul Kelly, of Manitou Architects**, on behalf of **Blue Shutters Nominee Trust**, requesting to replace exterior cladding and trim on the west and south elevations, replace wood trim and wood railings in kind, replace wood doors, wood windows and fixed shutters and install an exterior spiral staircase connecting the second and upper-level decks on the structure at the property located at **109 Commercial Street**.

Ed Dusak presented; spoke of property in question as sitting on wood-pile foundation on water's edge; probably originally a boat-house or service building, has received multiple alterations over the years, windows installed at one point and building made into a residence. Cedar shingles, exterior trim is probably pine; windows mostly double-hung. Proposing to add about 5 windows; restore and replace doors where needed; install a 4' diameter exterior spiral stairs to get from 2nd to 3rd floor – only access point.

Public comments: Roxanne Peares, neighbor, concerned building cannot support spiral staircase; revealed she is personally against spiral staircases. Abigail O'Hara, very close neighbor at 11 Commercial St. asks if 1-story roof will remain a roof and not become a deck. Ed said the intent is to provide enough support just for staircase access.

LPR stated this house is her favorite historical house in town; feels spiral staircase inappropriate; this house is why she sits on this board and does not want it to change. Paul Kelly commented that ladder is unsafe and spiral stairs best, most transparent option and according to what owner's want; 3rd floor attic is artist Eleanor's studio. LD cited house as one of her favorites, not in favor of change for front except necessary window replacement; okay with west elevation and south-side windows; asks for other option to spiral staircase. AH said she will review guidelines on ship's ladder. TB said he didn't think spiral was optimum but recognized that there were limitations to what else could be done. LPR suggested that the egress to 3rd floor from 2nd floor exterior was owner's choice, rather than a necessity. TB suggested HDC weigh in per moving toward a vote: LD requested more options to spiral staircase; MM requested more options to spiral staircase but also said she could be ok with it; LPR & MR want to see

more options while TB said he, too, could see more options but is inclined to be ok with it. TB motioned to permit applicants to order windows but to continue case per spiral staircase alternatives at Nov. 15th meeting; LD seconded it and the motion passed, 5-0-0. TB, LD, MR, LPR, MM.

k) HDC 18-078

Application by **Mark Kinnane, of Cape Associates, Inc.**, on behalf of **Barry Paskin**, to demolish and reconstruct a structure on a new foundation at the property allocated at **11 Brewster St.**

Mark Kinnane presented: structure, especially rear section is in really bad shape; plan is to push back footprint back 2' and reduce set-back; new construct to feature more traditional gable and dormers look facing street, overall more in keeping with neighborhood.

Jeff Overby, neighbor at 8 Priscilla Alden, rear abutter, questioned removal of chimney; how applicant is addressing 10' set-back in rear which is non-conforming and that drafts are misleading per east or west direction. Mark Kinnane clarified east/west diagramming and offered to keep chimney in place if elimination is not an option. Paul Kelly addressed issue as neighbor at 22 Brewster, 4 houses away from proposed demolition and asked what is the distance for notification; was told 75'. Paul Kelly said he didn't see anything in the application to qualify for demolition, mentioned house is mentioned in noted historian George Dunlap's book on the town.

MM spoke against demolition in that the building in question is historic in a historic district; to quote from guidelines, as before. LPR suggested a site visit, received clarification from Mark Kinnane that the front house is from 1850. TB is adamantly opposed to tearing this building down. Mark Kinnane offered to restore front of house and return to apply for demolition with rear units; requests HDC consider current renderings as they might apply to restoration and by maintaining culturally significant roof. TB made motion to continue with application and its modification at Nov. 15th meeting; LD seconded the motion and it passed, 5-0-0. TB, LD, MR, LPR, MM.

4. Other Business

Discussion ensued over meetings minute-taking and addressing the back-log. AH said JON would work on all the outstanding meeting minutes from most recent to back in time, but, at MM's request and as it had already been undertaken in part, would not file minutes for the August 10th 2017 meeting.

5. Pending Decisions

Decisions to be written as followed:

LPR: **HDC 18-057; HDC 18-060**

TB: **HDC 18-065; HDC 18-061**

MM: **HDC 18-037; HDC 18-073; HDC 180-066:** Fiset demolition letter

HS: **HDC 18-051; HDC 18-043.**

HDC 18-042: 156 Bradford St., #6

Requesting to replace a bay window with French doors under plans for **Paula Gately**; from October 4th proposal.

Application was approved in favor by MR, MM, TB, LPR; opposed, HS. Certified by TB, with plans attached. MM read MR's decision.

TB made a motion to accept decision as drafted by MR; MM seconded the motion and it passed 5-0-0. TB, MM, MR, LPR, HS.

AH handed out paperwork for **HDC 18-028: 8 West Vine St.**

TB made motion to adjourn the meeting at 8:03pm; HS seconded the motion and it passed 5-0-0. TB, HS, MR, LPR, MM.

**Respectfully Submitted,
Jody O'Neil**