



Historic District Commission MEETING MINUTES

Monday, July 25, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 06:00 PM, Chairperson Pezor called the meeting to order.

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- Introduction of the application by the presiding officer
- Presentation by the applicant or his agent
- Questions by members of the Commission
- Public Comment
- Petitioner Rebuttal
- Discussion/Consideration by the Commission
- Decision motion and statement of Basis for Decision

The applicant may withdraw the application at any time up to when the vote is taken. A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

I will now entertain a motion to accept the agenda for this evening.

Upon motion by Mr. Sebastian, seconded by Mr. Mayhew, and carried **7 - 0**, the Agenda was **approved**.

Historic District Commission Members Present at Meeting

Mr. Bruce Harrington
Mr. James Sebastian
Ms. Maria Brophy
Mr. Kevin Bateman
Mr. Grant Mayhew
Vice Chair Ernie Demby
Chair Kelly Pezor

Also present were the Town staff members Nicholas Johnson and Miguel Salinas.

Old Business

New Business

Application Number:	2022-0718
Location:	417 August Street
Applicant:	Jason Hill
Request:	Fence

No one was present on behalf of the Fence for 417 August Street, a **contributing** building in the Historic District.

Items discussed:

- A 22-foot extension and 28-foot replacement of the existing fence.

- Existing chain link fence remains as is.
- Everything is 4 feet high
- The commission had some questions about the various pieces of the fence; however, they were satisfied that they could distinguish the differences between the various sections of the fencing.

Upon motion by Mr. Bateman, seconded by Ms. Brophy, and carried **7 - 0**, application 2022-0718 was **approved**.

Historic District Guideline References:

- 14(b-e)

Application Number: 2022-0721
Location: 14 N Washington Street
Applicant: Easton Utilities
Request: Utility Relocation

No one from Easton Utilities was present on behalf of the Utility Relocation for 14 N Washington Street, a **contributing** building in the Historic District.

Items discussed:

- Applicant wants to move gas pipe and meter up and 145 feet closer to the street.
- They want to move it because there is some corrosion.
- They are proposing to paint the piping.

Tabled with two questions:

- Will the meter be painted and if not, why?
- Does the unit have to be so close to the street?

Upon motion by Mr. Bateman, and seconded by Ms. Brophy, and carried **7 - 0**, application 2022-0721 was **tabled**.

Historic District Guideline References:

- 82 (b,c)

Application Number: 2022-0700
Location: 607 North Street
Applicant: Craig Postlewait
Request: Demolition/New Construction

Craig and Diane Postlewait were present on behalf of the Demolition/New Construction for 607 North Street, a **non-contributing** building in the Historic District.

Items discussed:

- Demolition, in this case, does not require two meetings as the structures are not contributing.
- Two buildings will be demolished to make room for the new structure.
- The new structure falls under the new construction guidelines.

Modifications:

- The siding will be CertainTeed Cedar Impressions siding.
- All exterior trim will be Azek trim and will be painted. The shed roof ceiling material will be Azek beadboard.
- If a J-channel is required with the siding, the trim will need to be rabbited to hide the J-channel.
- HVAC units will be in the rear and landscaping may be utilized to decrease the visibility of the units.
- Eyebrow and vents will be PVC.
- There will be 3 parking spaces on each side (3 spaces per unit).

- Soffits will be Azek with a vent strip.
- 6-foot fence will be wood with 2 feet lattice at the top.
- Any connections, such as water connections, will be hidden if possible.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman, and carried **7 - 0**, application 22-0700 was **approved**.

Historic District Guideline References:

- 14(c), 103(b), 107(b), 115(a), 116(a), 126(a), 127(c)

Discussion Item

Application Number:	N/A Discussion
Location:	208 Goldsborough Street
Applicant:	Ward Bucher
Request:	Addition/Rennovation

Notes from the discussion item:

- Vice-Chairperson Demby recuses himself and is presenting on behalf of the discussion item.
- No materials will be discussed, just the general plans.
- 3-car garage received some positive feedback.
- The 2 porches received some negative feedback.
- Some comments were made that perhaps the overall look is too contemporary.
- Rhythm and proportion may be off with the current plan, see page 44 of the guidelines.

Review of the financial hardship clause in the Historic District's Administrative Rules and Procedures.

Review of the Historic District's new code enforcement application.

Approval of Minutes.

Minutes from the last meeting were not available. Those minutes will be approved at the next meeting.

Administrative Approval

Consent Docket

Adjournment.

At 7:59 pm, upon motion by Mr. Mayhew, seconded by Mr. Bateman, and carried **7 - 0**, Chair Pezor adjourned the regularly scheduled meeting.
Respectfully submitted,
