



Historic District Commission MEETING MINUTES

Monday, August 8, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 6:00 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. Bateman, and carried **7 - 0**, the Agenda was **approved**.

Historic District Commission Members Present at Meeting

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

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

Old Business

Application Number:	2021-562
Location:	111 S Washington Street
Applicant:	Richard Marks
Request:	Rooftop Fan Access

Richard Marks was present on behalf of the Rooftop Fan Access for 111 S Washington Street, a **contributing** building in the Historic District.

Items discussed:

- Similar to what the HDC approved at the Market place.
- Vice-Chairperson Demby recuses himself from this vote.

Upon motion by Mr. Bateman, seconded by Mr. Mayhew, and carried **6 - 0**, application 2021-562 was **approved**.

Historic District Guideline References:

- 111(a,b)

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

Matthew Thompson (Easton Utilities) was present on behalf of the Emergency Utility Relocation for 14 N Washington Street, a **contributing** building in the Historic District.

Items discussed:

- This was tabled at the last meeting so that Easton Utilities could answer 2 questions.
- A letter was provided by Easton Utilities that addressed these questions.
- Chairperson Pezor approved this via Emergency approval.

No vote was required because this was previously approved via emergency approval.

New Business

Application Number: 2022-0724
Location: 126 S Hanson Street
Applicant: Ronnie Newnam
Request: Windows

Ronnie Newnam was present on behalf of the Windows for 126 S Hanson Street, a **contributing** building in the Historic District.

Items discussed:

- All windows will be two over two.
- All cut sheets and information were provided.
- These are insert windows.

Upon motion by Vice-Chairperson Demby, seconded by Mr. Bateman, and carried **7 - 0**, application 2022-0724 was **approved**.

Historic District Guideline References:

- 90 (c & f)

Application Number: 2022-730
Location: 211 E Dover Street
Applicant: Easton Utilities
Request: Gas Meters

Matthew Thompson (Easton Utilities) was present on behalf of the Gas Meters for 211 E Dover Street, a **non-contributing** building in the Historic District.

Items discussed:

- Applicant cited the Flower Branch Act
- This is a change that will help comply with the act and fix some safety concerns.
- The best place to relocate equipment would be the East side of the building.
- Nothing will be supported by the building, the meters will be supported from the ground up.

Modifications:

- The meters will be painted to match the building.

Upon motion by Vice-Chairperson Demby, seconded by Mr. Bateman, and carried **7 - 0**, application 2022-730 was **approved**.

Historic District Guideline References:

- 82(c)

Application Number:	2022-0731
Location:	311 Needwood Avenue
Applicant:	Matt Carrberry
Request:	Fence

Jennifer Jefferson was present on behalf of the Fence for 311 Needwood Avenue, a **contributing** building in the Historic District.

Items discussed:

- The fence will be 6 feet down the side from the back, then it will drop down to 4 feet at the corner of the house.
- The pickets will only be on the applicant's side of the fence. There is nothing in the zoning ordinance that states the "showy" side of the fence has to face outward.

Upon motion by Mr. Bateman, seconded by Vice-Chairperson Demby, and carried **7 - 0**, application 2022-0731 was **approved**.

Historic District Guideline References:

- 14 (c,d,e)

Discussion Item

Approval of Minutes.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy, and carried **7 - 0**, the minutes for July 11, 2022 were **approved**.

Upon motion by Vice-Chairperson Demby, seconded by Mr. Bateman, and carried **7- 0**, the minutes for July 25, 2022 were **approved**.

Administrative Approval

Consent Docket

Adjournment.

At 7:11 pm, upon motion by Mr. Bateman, and seconded by Mr. Mayhew, and carried **7 - 0**, Chair Pezor adjourned the regularly scheduled meeting.

Respectfully submitted,
