



Historic District Commission MEETING MINUTES

Monday, November 28, 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.

Chairperson Pezor added an additional discussion item for 521 August Street to the agenda. I will now entertain a motion to accept the agenda for this evening.

Upon motion by Vice Chair Demby , seconded by Ms. Brophy and carried 6 - 0, the Agenda was approved as amended.

Historic District Commission Members Present at Meeting

Chair Kelly Pezor

Vice Chair Ernie Demby

Mr. Kevin (Doc) 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:	2022-0738
Location:	15 S Higgins Street
Applicant:	Sagar Patel
Request:	Rear Addition

Sagar Patel was present on behalf of the Rear Addition for 15 S Higgins Street, a contributing building in the Historic District.

It was discussed ...

- The height of the second story rear window will have to be shortened to accommodate the rear additions roof.
- The rear and front doors will be fiberglass and match the style of the existing doors.

- The windows will be Anderson A-Series 2 over 2. The existing storm windows will not be replaced.
- All new trim will be wood and match the existing trim.
- The rear step's handrail will be wooden.
- The existing utilities will be moved off of the front facade.

Upon motion by Mr. Bateman, seconded by Vice Chair Demby and carried 6 - 0, application 2022-0738 was approved.

Historic District Guideline References: 42, 68, 70, 77, 76, 90

Application Number: 2021-018/21-00423

Location: 209 Port Street

Applicant: Derick Daly

Request: Front Doors

No one was present on behalf of the front door revision for 209 Port Street, a contributing building in the Historic District.

Upon motion by Mr. Sebastian , seconded by Ms. Brophy and carried 6 - 0, application 2021-018/21-00423 was approved.

Historic District Guideline References: 42 a, b, d

New Business

Application Number

Location	22 S Harrison Street
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Request Chimney Demolition

Chairperson Pezor reported the emergency authorization given to 22 S Harrison Street to demolish a failing chimney and sewer pipe to the Commission.

Application Number: 2022-813

Location: 111 North Hanson Street

Applicant: Brandon Barrow

Request: Deck and Railing Replacement

Brandon Barrow was present on behalf of the Deck and Railing Replacement for 111 North Hanson Street, a contributing building in the Historic District.

It was discussed ...

- The existing pipe railing will remain.
- Only the main portion of the deck will be replaced.
- The vinyl flashing will not be visible.

Upon motion by Ms. Brophy, seconded by Mr. Sebastian and carried 6 - 0, application 2022-813 was approved.

Historic District Guideline References: 67

Consent Docket

Discussion Item

The possible demolition of the historic home located on the property of 22 S Harrison Street.

Administrative Approval

Application Number 2022-800

Location 119 N. Locust Lane

Applicant	Patrick Mayock, PM Services Inc.
Request	In-Kind Roof Replacement

Application Number	2022-805
Location	104 Port Street
Applicant	Jerry L. Barrow
Request	In-Kind Roof Replacement

Application Number	2022-806
Location	318 Goldsborough Street
Applicant	Andres Perez
Request	In-Kind Roof Replacement

Application Number	2022-807
Location	610 Goldsborough Street
Applicant	Andres Perez
Request	In-Kind Roof Replacement

Approval of Minutes.

Upon motion by Mrs Brophy and seconded by Mr Bateman and carried 6 - 0, minutes of the November 14th, 2022 meeting were approved as written.

Adjournment.

At 7:30 pm, upon motion by Ms. Brophy seconded by Vice Chair Demby and carried 6 - 0, Chair Pezor adjourned the regularly scheduled meeting.
Respectfully submitted,
