



Historic District Commission MEETING MINUTES

Monday, December 12, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 6:03 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 amended the agenda to add the discussion of 24 N. Aurora Street as a discussion item. The Commission will not meet on December 26, 2022.

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

Upon motion by Mr. Sebastain , seconded by Ms. Brophy and carried 5- 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. James Sebastian

Ms. Maria Brophy

Also present were the Town staff members, Miguel Salinas and Samantha Smith.

Old Business

New Business

Application Number: 2022-816
Location: 117 Port Street
Applicant: Jerry Barrow, Barrow & Sons LLC
Request: Rain Shuter and Porch Replacement

Jerry Barrow was present on behalf of the Porch Replacement for 117 Port Street , a non-contributing building in the Historic District.

It was discussed ...

- The applicant is requesting to add a new PVC cap along the fascia of gable roof, install new fiber cement siding on the gable roof, and cap the front porch posts with PVC. The wood porch will also be retained.
- The siding and fascia will be replaced with 8 inch thick white hardie board.
- Mr. Sebastian and the applicant discussed the use of soffit located on the eaves. The porchside soffit is 6 inches wide.

Upon motion by Mr. Bateman and seconded by Mr. Demby , and carried 5-0, application 2022-0816 was approved.

Historic District Guideline References:

- *Guideline 65*
- *Guideline 79*

Application Number: 2022-827
Location: 39 East Dover Street
Applicant: Eric Abell, Costal Design & Build LLC
Request: Window Replacement

Eric Abell was present on behalf of the Window Replacement for 39 East Dover Street, a contributing building in the Historic District.

It was discussed ...

- The applicant is proposing to replace four second floor windows with Marvin Signature inserts.
- The Commission and the applicant discussed the neighboring windows on the left side as two over two.
- The property was previously utilized as a commercial building.
- Mr. Abell proposed to amend the application for the use of two over two windows.

Upon motion by Mr. Sebastain , seconded by Mr. Derby and carried 5 - 0, application 2022-0827 was approved as amended.

Historic District Guideline References:

- *Guideline 90*
- *Guideline 93*
- *Appendix B: Composite/Fiberglass and Fiberglass-Clad*

Administrative Approval

Application Number: 2022-820
Location: 124 N. Washington Street
Applicant: Curtis Booth
Request: In-Kind Siding Repair and Replacement

Consent Docket

Discussion Item

Discussion on Board of Zoning Appeals Item: Application A-22-02
Upon motion by Ms. Brophy , seconded by Mr. Sebastian and carried 5 - 0, Appeal Application A-22-02 was opposed.

It was discussed ...

- The Applicant is appealing the October 10, 2022 decision of the Commission to deny the proposed replacement of cedar wood roof shingles with new asphalt shingles.

- The Commission deeply emphasized the ramifications that a precedent to overturn the Commission would have on future applications within the Town of Easton Historic District.
- The Applicant failed to provide any burden of proof or economic hardship for the replacement.
- The Commission considered their decision based on the property's historical significance, knowledge of the period's architecture, material integrity, and the impact on the aesthetic of the surrounding area.
- The Board of Zoning Appeals have the authority to remand the decision, overturn the decision, or deny the appeal.
- The Commission favored the draft opposition letter written by Ms. Lynsdey Ryan to the Board of Zoning Appeals with the inclusion of expanded details of the precedent for future applications.

Approval of Minutes.

Minutes of the November 14th, 2022 meeting will be reviewed during the January 9, 2023 meeting.

Adjournment.

At 6:51 pm, upon motion by Vice Chair Demby, seconded by Ms. Brophy and carried 5 - 0, Chair Pezor adjourned the regularly scheduled meeting.

Respectfully submitted,
