

September 20, 2004

MEMBERS PRESENT: Mr. Graney, Mrs. Picton, Mr. Talbot, Mr. Treadway

MEMBERS ABSENT: Mr. Smith

ALTERNATES PRESENT: Mrs. Boyer, Mr. Chute, Mrs. Rives

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Sean Woodward

REGULAR MEETING

Mr. Graney called the meeting to order at 7:35PM and seated the regular members. Alternate Boyer was seated for Mr. Smith.

Consideration of the Minutes

MOTION: To accept the 8/16/04 minutes as written. By Mr. Treadway, seconded by Mr. Talbot and passed 5-0.

Mr. Graney reminded the members that from now on minutes and agendas will be sent via e-mail.

Other Business

Calhoun Street LLC /175 Calhoun Street /PRELIMINARY DISCUSSION for change to back of house

Sean Woodward gave the Commission a letter from Mr. Godwin and Mr. Pleasants giving him authority, as their General Contractor, to represent them at the meeting. Mr. Graney read the letter to the members. He then read the following statement:

"For the record, this preliminary discussion between Washington HDC and Calhoun Street LLC, is strictly advisory and non-binding on the HDC and pending applications or amendments to a Certificate of Appropriateness for this property."

Mr. Woodward brought a drawing(not submitted) that showed a change to the living room which would extend it by six feet at the back of the house. In addition, the roof over the living room will be changed from a shed roof to a gable roof.

The members studied and discussed the drawing and compared it to the drawing which was previously approved. Mr. Talbot asked if the extension is going to create one big room. Yes.

Mr. Woodward said the addition would not be visible from the road directly in front of the house and only a little of the roof will be visible through the trees from another angle. He said he installed some wood strips marking where the addition will be so the Commission can go to the property and check out what can be seen from the road.

Mr. Talbot said he thinks the gable roof will look better than the shed roof. Mrs. Picton agreed.

Mr. Graney asked the members if they had any problems with massing.

Mrs. Picton said she does not think it will be a major mass to draw attention, but it is a big house. Mrs. Boyer agreed - and the addition makes it a little bigger. At least the addition does not add to the length of

the house. Mr. Woodward said not very much of the house is going to be visible from the road.

Mr. Talbot asked about all the lighting shown in the drawing. Mr. Woodward replied the lighting has not yet been approved by HDC. Mr. Treadway was also concerned about the lights. Mr. Woodward said the Building Code requires lighting for outside doors. Mrs. Rives said she thinks the doors look better separated, as they are shown on the new drawing, rather than so close together. Mrs. Picton asked what roofing materials are going to be used. Red cedar.

Mr. Graney asked if the members had any more questions. There were none. In addition to the living room extension, outside lighting and the driveway will be discussed at the October Public Hearing.

Signs in Historic Districts (entering/leaving)

Mr. Graney opened the discussion by pointing out the fact that not all realtors inform their clients about the historic districts. In order to make it perfectly clear about where the districts are, he suggested posting "entering" and "leaving" signs. Mrs. Boyer said the idea is a good one, but that would mean four more signs on the Green.

Mr. Treadway said when the residents of Nettleton Hollow discussed the possibility of making that area an historic district, they did not like the idea of signs. He said it is the fault of the real estate agents if their clients don't know they have bought a house in one of the three historic districts. He said he does not like signs. Mr. Talbot and Mrs. Picton agreed. Mrs. Rives added, there are already too many signs.

Mrs. Boyer suggested the members should write down thoughts on which they agree concerning signs and send them to the Zoning Commission. There are so many temporary signs. The museum has three in addition to a permanent sign.

Mr. Graney commented that he has no objection to the signs because they inform people about what is happening in town and advertise activities in which residents may participate. Mrs. Picton and Mr. Treadway agreed that temporary signs are ok.

Mrs. Boyer said she would like to see permission for permanent signs with a smaller, removable, temporary sign that can be hung underneath. That would eliminate lots of little signs.

Mr. Graney told the members he understands their objections to the sandwich board signs and the owners need to be reminded that they are temporary. Since "entering" and "leaving" signs do not appeal to the Commission, Mr. Graney asked how they could best protect the historic districts and alert prospective buyers to the fact that they may be interested in a house in one of these districts. The members discussed having it put in the deed. Mrs. Boyer said she would call the State Historical Commission to ask if HDC can require that a line be added to the deed stating that a house is in an historic district.

Correspondence

Mr. Graney read a letter from Bruce W. Reinholdt, Museum Curator, stating that the Museum needs to replace its roofs. All work on the roofs will be a replacement with the same types of materials presently in place.

MOTION: To adjourn the meeting. By Mrs. Boyer.

Mr. Graney adjourned the meeting at 8:30PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade