

APPROVED  
HDC MEETING  
DECEMBER 5, 2019

Members Present: Vice Chair Jeff Hughes, Tom Maher, Kate Murray and Elaine Nollet,

Not Present: Chair Rodney Rowland, Irene Bush and Judy Groppa.

Vice Chair Hughes called the meeting of the New Castle HDC to order at 7:00 pm. Hughes stated there were three public hearings and an informal discussion on installation of a copper roof. He asked that anyone wishing to speak, must please sign in. The Vice Chair also advised that all applications had been published, fees paid and abutters notified.

1. Public Hearing for Thomas and Lisa Breen, 46-48 Cranfield Street, for demolition of existing structure and shed, and construction of new home. Map 17, Lot 28.

Guests: Mr. and Mrs. Breen; Brendan McNamara, Architect & Designer.

McNamara stated that the board had done a site walk and he had completely updated the drawings of the house with more detail and presented those plans to the Board. The Vice Chair advised that the Board would first vote on the demolition of the house and shed and asked the applicants if they had anything to add. McNamara stated that he believed everything had been covered in prior meetings with the Board. Hughes asked if there were any questions from Board members. There being none the Vice Chair opened the meeting to questions from the public. There being none, the public hearing was closed at 7:03 pm.

Tom Maher stated that the Board did the site walk and discussed demolition at past work sessions. He opined that the house was a decade or more past the time when renovation would save it, adding that Board members could all see the condition of the house and although it is tough to agree to tear down an old home, it seems unreasonable and unfair to direct the owners, who started with the good intention of renovating, to rehabilitate this house. It was agreed by both Elaine Nollet & Kate Murray that the house cannot be saved. The ZBA has also supported the demolition. Maher added that the HDC should save houses but the condition of this home, and things done to it through prior renovations and additions, make it beyond repair or renovation.

M/S/P Kate Murray moved to approve demolition of the house and shed; Maher seconded. All in favor.

McNamara spoke about construction of the new house which is a replica of the existing house, but slightly larger. He presented updated drawings showing more details stating that the original submission was a federal style. They have added

an actual soffit, it's not a flush trim, only edge. It is a soffit that has half round copper gutter acting in place of a crown. However because there is now a soffit, there is a crown on the rake and gables. They added 6 courses to the chimney to raise it although it is still a faux chimney. There was no change to the door on Cranfield Street but the door on Shore Lane had a larger transom and they have reduced it to make it a little more historic. Murray asked if it is the same width; the door is about the same. The pilasters cover where the glass was going to be. There are two separate entrances with the main house entrance more grand than the Cranfield Street entrance. The pilaster on Shore Lane is 9 ¼" pilaster as opposed to Cranfield Street which is 7 ¼".

A pair of lights will be placed on the main house and a single light on the apartment; they will both have a copper finish and will be handmade by someone who crafts lights for Sturbridge Village. McNamara's plan contains the documentation of all windows and they are using Green Mountain, all wood windows. The door surrounds will be custom built onsite. The Vice Chair confirmed that the minutes should reflect the plan as submitted tonight, dated 12-5-19, if approved.

Mr. Breen stated the other matter before the Board was orientation of the house, adding that he thought everyone had agreed at the last work session that the change was fine. Hughes confirmed that it had been discussed and the re-orientation was minimal and did not present a major change as it is only 15% difference. The re-orientation has been approved by the ZBA.

The Vice Chair asked if there were any questions from the board. Kate Murray referenced the minutes from the meeting of November 7<sup>th</sup> where the two houses meet, asking the architect to explain. McNamara showed the downspout on the plans, and that Cranfield Street is all one plane and he has delineated the main house and the apartment with a corner board. The drip edges of the house and the apartment were not the same on the original house and he has now aligned them. The entry is different because currently the house has a Victorian entrance which they are choosing not to use. Elaine Nollet stated that she thinks it is going to look great.

The house will have a shingle roof, copper gutters, and all wood siding made by Lifespan from New Zealand; it is a wood product with a long lifespan. McNamara assumed the Board was familiar with Green Mountain wood windows. There will be a small reveal of foundation, particularly on the roadside but it will be real stone cut veneer. It is fieldstone cut into 1 1/2" strips and cut for the corners. There will only be approximately 6" of the cut stone seen but it is real stone. Boston Blend is the closest one to the stone that is there now. When they do the mortaring, you cannot tell that it is not made of whole stones.

Vice Chair Hughes opened the public hearing asking if there was anyone to speak for or against the project. There was no one and the Vice Chair closed it at 7:18 pm.

Kate Murray advised the applicants that she appreciates all their work and cooperation with the Board. Maher asked if the Board had tackled stylistic issues and was advised by Hughes that yes, and as a result, the main door had been changed. Hughes stated the Board went through a lot of the design issues at the last meeting and that it was the third time the Board has reviewed plans.

M/S/P

Kate Murray moved to approve the construction of a new home and referenced the details in the plan dated 12-5-2019 and to approve the change of orientation of the house on the lot per the site map. Elaine Nollet seconded; all in favor.

Mrs. Breen asked about rebuilding the shed which will be the same size and same shape, but will be a little taller with change of pitch on the roof, and she also wanted the Board's opinion on moving the door. Murray asked if the shed was being moved to the back yard and was advised it is, but will be visible from Shore Lane. Vice Chair Hughes stated that replacement of the shed would have to come back before the Board.

2. Public hearing for John and Caroline Barrie, 57 Oliver Street, Map 16, Lot 28 to review changes made after HDC approval.

Guest: Shannon Alther from TMS Architects.

Vice Chair Hughes advised Alther that Hughes is an abutter and having only four Board members present at tonight's meeting, asked if he would like to have just 3 members vote or if Alther wanted Hughes to vote on the application. Alther stated he would like all the present Board members to vote.

Alther handed out pictures of the house advising that the top two photos are the front elevation of the house, advising they had graduated the clapboards on the front elevation and took off the water table. Chair Rowland wanted the Board to review whether the clapboards on the Oliver Street side should also be graduated. The front door has the sidelights discussed at previous meetings.

The lower photos are pictures of three windows, the first two are existing on the main house and the 3<sup>rd</sup> one is the new window. Alther requested the contractor add trim to replicate the original house. The sketch shows a band around the window along with a wood head casing to replicate what was originally there. The windows are on the entire main house, including the main elevation on Oliver Street and the north side of the main building.

The second page shows the rake detail; "A" shows the rake as it now exists on the main house and the corner of Oliver Street. At the last meeting, we spoke about

modifying it and option “B” is one option where the rake could be cut back a little or option “C” to create a pigeon stoop return which is more historical.

The lower left hand of the second page shows the west and north section of the building that originally had a three season porch and has changed to a four season room. Alther proposed taking the panels out from under the windows and replacing with clapboards. Vice Chair Hughes stated that Chair Rowland had raised that he would like the placement and style of windows to match the rest of the house. Alther stated they could change the panes of glass to reference other window panes. Hughes asked if it would be a double hung window or would they leave the casement window. Alther stated they would leave the casement window and install a heavy rail and have 6 over 1 panes, leaving the lower pane open to have more clarity through the glass. Hughes asked why they would not do 6 over 6 windows and keep it uniform. Kate Murray asked if this part of the house is seen clearly from street and was advised that it is seen from the street.

There are three windows on both the west and north side of the four season room and there are also 9 over 6 windows on the main house, and 6 over 6 windows on the second floor. Kate Murray wanted to see what 6 over 1 would look like. Alther stated if the Board preferred 6 over 6 he would review the windows with his client.

The Vice Chair suggested the Board deal with issues one at a time and asked the Board come to some closure over the four season room. Murray states she is fine with clapboards to replace the panels but wanted to see what 6 over 1 windows would look like. Nollet asked if the windows are long and narrow and Alther advised they are similar to double hung windows. Maher stated he would prefer 6 over 6 for consistency.

Murray also asked what is behind the post that holds up the canopy and was advised it is a 6” x 6” square post with trim wrapped on the post which will make it 8” x 8”.

The Board moved to discussion on the clapboard on the front of the house and whether the clapboard on Oliver Street should also be graduated as it is the most visible side of the house. Kate Murray stated she would never notice the difference in the clapboard but that doesn’t make it right. Elaine Nollet stated she noticed the front and it looks wonderful. Alther thought adding the trim on the windows was more important. Nollet stated that considering everything the Barrie family has gone through with this house, it was asking a lot to change the Oliver Street side clapboards. Hughes asked if there were any other comments from the Board. Maher stated he just didn’t know what is commonplace. If you are going to graduate on one side, is it common to do an entire structure or just where the rain and weather comes down? It is rational to do it where it is pitched, but what is common place? Alther stated he has seen an entire house with graduated clapboards and sometimes just one side is graduated and that it’s done

every way. Here it sets off the front elevation. Maher stated that it seems to fit but the Oliver Street side is right on the road and is almost literally the front side of the house. Alther advised that the homeowners will be landscaping on that side. Nollet stated she likes the front as it helps make it look like the main part of the house and distinguishes it from the rest of the house. Maher thinks it is acceptable but was looking for some guidance.

Hughes stated there seemed to be a consensus on graduating just the front of the house and went on to the overhang, asking the Board which option, B or C, they preferred. The current rake on the house is a modification as the side did not have a rake; there was a lot of rot and the contractor built the overhang. The Board agreed that Option C, the pigeon stoop, was the best option.

Hughes asked if the Board had any questions. Kate Murray asked Alther to explain the trim on the windows. The back band would be added to the perimeter of the windows on the sides and a horizontal head casing on top and then flashing added on the top of the windows. The trim will help the windows look more historic. The trim would be done on all of the windows on the main house on both the 1<sup>st</sup> & 2<sup>nd</sup> floor, on the gable sides and the front.

The Vice Chair opened the hearing to the public but there was no one to speak and the public hearing was closed at 7:45 pm. Hughes then asked if there were final comments or questions from the Board. Hughes asked Alther if these are all the changes or if there were more coming before the Board. Alther stated that if 6 over 6 windows are the Board's decision, he will have the changes done as represented and will not have to come back.

M/S/P

Nollet moved to approve the 6 over 6 windows for the 4 season porch with clapboards to replace the panels; to change the rakes using Option C, the pigeon stoop, for the overhang; no further changes to the clapboards on the Oliver Street side of the house; to install trim on the windows as presented in the sketch and the faceboard on the 6" x 6" post to make it 8" x 8". Maher seconded; all in favor.

3. Public hearing for Patience and Tom Chamberlin, 49 Riverview Road, for new solar array.

Guest: Tom Chamberlin

Mr. Chamberlin stated they would like to put new solar panels on the west roof of the house which is at the end of Riverview Road. The panels cannot be seen from the road; they can only be seen from the neighbor's house. They are exactly like the panels on the Chamberlin garage. Murray asked if the addition of these panels would get the Chamberlins through the entire year for power needs and Chamberlin answered they were pretty close to what they needed and then he bought an electric car.

Hughes asked the Board if they had any questions. Maher stated most Board members have walked this site but wanted to confirm that the panels are not visible from Riverview Road. The Board's focus when modifying the rules about solar panels was that when applications come before the Board, the panels cannot be seen from any public road. From Maher's perspective this is an overriding factor and Chamberlin confirmed that the only place the panels are visible is from his neighbor's yard and the Myles are fine with them. Mr. Chamberlin asked if they could install them as soon as possible and was advised that once approved, he could.

The Vice Chair opened the hearing to the public but there was no one to comment and the public hearing was closed at 7:50 pm.

M/S/P Elaine Nollet motioned to approve the solar panels to be placed on the west facing roof as proposed. Maher seconded; All in favor.

4. Grant Drumheller re: copper roof, 91 Main Street.

Guest: Peter Follansbee, Architect, represents Grant Drumheller.

There is a one story addition on the back of the house. The applicant received approval for an asphalt roof and wishes to change it to a copper roof. Maher confirmed with Follansbee that the only change is going from asphalt to copper. The roof is visible from the street but it will dull quickly. Kate asked about the roof pitch and advised it is parallel to the road. The houses are pretty tightly packed so you will just see a glimpse of the roof from the road. The roof is pitched the same as the house, a low pitch. Copper roofs are historic. Follansbee wanted to gauge the consensus of the Board. He was advised to wait for approval at a public hearing but the consensus was that the Board liked the copper roof.

5. Approve minutes from November 7, 2019

M/S/P Maher moved to approve the minutes of November 7, 2019 as amended; Elaine Nollet seconded; all approved.

6. Old Business

Maher said towns people were advised of the survey being done for the historic district so they would know surveyors would be in and about yards in town. We hope to be getting a report the first part of the new year.

7. Adjournment

Hughes moved to adjourn; Kate Murray seconded; All approved. Adjourned at 8:06 pm.

Respectfully submitted,  
Diane L. Cooley, Recording Secretary