

APPROVED
HDC MEETING
JANUARY 2, 2020

Members Present: Chair Rodney Rowland, Vice Chair Jeff Hughes, Kate Murray, Elaine Nollet, Irene Bush and Judy Groppa

Not Present: Tom Maher.

Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm. Rowland stated there were three public hearings. He asked that anyone wishing to speak, must please sign in. The Chair also advised that all applications had been published, fees paid and abutters notified. Rowland, Hughes, Murray, Nollet and Bush will be voting.

1. Public Hearing for Grant Drumheller, 91 Main Street, Map 13 Lot 132 for copper roof

Guest: Peter Follansbee

The applicant previously received approval from the HDC Board for an asphalt roof on a single story addition on the back of his property. However, he would like to install a copper roof in its place. Kate Murray stated the copper roof was discussed at last month's meeting and Board members generally approved of the change.

The Chair opened the hearing to the public but there being no one to speak to, for or against, closed the public hearing at 7:01 p.m.

M/S/P Hughes motioned to approve the application for a copper roof as submitted; Kate Murray seconded. All in favor.

2. Public Hearing for David Severance, 24 Elm Court, Map 17 Lot 43 for solar array and to revisit window spacing requirement.

Guest: David Severance

Mr. Severance stated that when he went to buy heat pumps for the house, the company offered him a deal for solar panels but he advised that he had to get approval from the HDC Board first. Severance's package contained an outline of property lines and how the house sits on the lot. The solar panels will be on the back side, which faces south. Rowland stated it will be very hard to see the solar panels from anywhere on the street as the South side of the house is facing away from the street.

The applicant had dormers approved for both sides of the house. The solar panels will be on the south facing dormer and will be from the same company that did

the panels on Peter Schwab's house. The panels will be black on black and lay flat on the dormer, about 6" off the roofline across the entire roof. The panels are uniform in appearance. The cable that runs for the conduit will run along the interior and look like a drain pipe. Kate Murray confirmed with Severance that walking down Elm Court you do not see the panels as they will be on the other side of the house.

Severance stated that the Board's approval of the windows on the dormers at the February, 2019 meeting included placing shingles in between the windows. He is requesting the Board allow him the flexibility of installing the windows as originally planned, eliminating the shingles between the windows. Severance interpreted the Board's discussion and subsequent approval to be *if* the design would allow shingles in between the windows. However, eliminating the shingles would allow flexibility on the interior, particularly for the shower on the third level. The Chair stated he was trying to break up the wall of glass by requiring the shingles in between.

Kate Murray confirmed with Mr. Severance that he was speaking about the windows on the dormers. Severance stated the original plans had four solid windows. At the February meeting, the Board asked that he space the windows and put 6" shingles between the windows. Severance is looking for some latitude as they are having design issues on the interior. Jeff Hughes asked what the hardship was and what the change in design of the windows would provide to the applicant. Severance stated that the first window on the far right is going to be a shower and they may have to add a wall and a jog. Marvin does not offer a cladded window on the interior. In order to have a shower, they need to add a window on the inside so it doesn't rot. They will need additional casing in that area and the design is going to be difficult. Severance stated they can make it work but there are some engineering issues and because Marvin's custom line does not have the option for an interior cladded window, he is asking for latitude in eliminating the shingles between the windows, if necessary.

Rowland asked Severance what the spacing was between the windows and was advised that it is about 6" and there would be trim. The Chair asked if he could put shake shingles in the 6" or whether the trim is part of the window unit itself. Severance stated with replacement windows, you are not dealing with exterior trim. He would like to keep the existing trim on the rest of the house. Rowland stated that also was his goal however, the windows on the rest of the house are single windows whereas the dormers are a bank of windows. Elaine Nollet stated that the applicant was asking for a change to the prior approval but if it is going to help with the interior design, she didn't see the harm. The remaining Board members were all fine with eliminating the shingles.

The Chair opened the hearing to the public and there being no one to speak to, for or against, the public hearing was closed at 7:16 p.m.

M/S/P Hughes motioned to approve the solar panels on the roof of the south facing dormer and to allow the petitioner to eliminate the shingles between the windows on the dormers; Kate Murray seconded. All approved except for the Chair, who abstained.

3. Public Hearing for Julia Thomas, 15/17 Atkinson Street, Map 18 Lot 10 for change to previous approval.

Guest: Jennifer Ramsay from Somma Studios and Julia Thomas.

The Applicant's packet had a site plan with the new garage which had been approved and is constructed. Thomas is reworking the house from a two family to a single family, so they will change the front of the house from two doors to one. They will be keeping the footprint of the stoop and the width of the overhang and modify it while keeping the details. A single 36" door will be installed with sidelights; the remaining area will have panels which are about 1' 3" wide, onto which decorative lighting will be placed. The central bracket supporting the overhang will be omitted but the two side brackets will remain. So the new feature will be the paneling on the sides which will mimic the panels on the door, which is a 2 panel door.

Chair Rowland asked if the Board had any questions. Vice Chair Hughes stated that he liked the transition and asked if they were going to maintain the banister. Ramsay stated they presently have no plans to change the banister, but the stairs are in need of repair and if necessary, they will replace the banister in kind. Hughes asked whether the brackets holding the overhang were staying the same. Yes, the brackets will remain the same except one will be eliminated. Hughes also asked if the sidelights are solid or divided light. The sidelights are divided light but there are wood panels on the side of the sidelights, and the panels will have lights installed on them.

The Chair opened the hearing to the public but there being no one to speak, the public hearing was closed at 7:22 p.m.

M/S/P Hughes motioned to approve the project as presented; Elaine Nollet seconded. All in favor.

4. Approval of minutes of meeting of December 5, 2019

M/S/P Kate Murray moved to approve the minutes of December 5, 2019 as amended; Hughes seconded. All approved.

5. Old and New Business

Chair Rowland stated the architectural survey is underway and they are doing as much as possible while there are no leaves on the trees as buildings can be viewed

better. Pam Cullen and Tom Maher have notified towns people and Elaine Nollet stated there was a notice in the Island Items. Jeff Hughes stated he saw someone in his neighborhood with a clipboard and assumed it was part of the survey team.

M/S/P Jeff Hughes motioned to adjourn the meeting; Kate Murray seconded. All approved.

Adjourned 7:34 p.m.

Respectfully submitted,
Diane L. Cooley, Recording Secretary