

**APPROVED
NOVEMBER 4, 2021
HDC MEETING**

Members Chair Rodney Rowland, Vice Chair Irene Bush, Tom Maher, Kate Murray
Present: Elaine Nollet, Ruth Zikaras and Julie Thomas.
Absent: Judy Groppa

The meeting was held in the Macomber Room. Chair Rowland called the meeting of the New Castle Historic District Commission to order at 7:05 pm. Rowland stated the applications had been published, fees paid and abutters notified. The Chair, Maher, Murray, Nollet and Zikaras will be voting, as the Vice Chair was late to the meeting.

1. Public Hearing for Delores Clarke, 144 Main St., to replace front door.

No show.

2. Public Hearing for Ellen and Randy Bryan, 34 Wentworth Road for door change on the shed.

Guest: Ellen Bryan

Mrs. Bryan provided a new handout of shed plans. The shed was lifted and put on pier supports to complete repairs. There was an old tree beside the shed and when the stump was removed and the area cleared, the shed was so far off the ground, that access to the proposed double door made no sense. The Bryans are proposing a single 36" door that cannot be seen from the street or from any abutter. It's a new door with a new location that would be installed instead of the double door. The 36" door allows lawn equipment to go in and out; they have measured and can get the lawnmower through a 36" door. Maher asked if the single door would be in the same place; it is not as the double door was being placed on the big wall. However since that side is very high off the ground after removal of the tree stump, the 36" door will be placed on a smaller wall which is on a parallel plane of where the double door was being placed. They are replacing a window with the 36" door and where the approved double door was, they will install a window. Only thing that makes sense is a Craftsman door.

There is currently a door on the other side of the shed which Maher asked about and Mrs. Bryan advised it will be removed as it's only 28" wide so they cannot get equipment through. There is a window on the side where the current door is, which window has always been there. It's set back and farther from Bobbie Sweet's fence; Mrs. Bryan spoke to Sweet and showed her what they were proposing.

1 Murray asked whether a single door limits the use, as a double door gives more
2 flexibility. Mrs. Bryan stated they would have to have a long ramp because that
3 side of the shed is so high. The single door is just a single step up, so the ramp
4 will be lower. Anything can go in and out of the 36" and the slope is easier
5 because it's not as high.
6

7 Maher asked about the history of the shed. Mrs. Bryan stated she was not sure
8 but as children, they were told that it had been a toll house on a toll road. Her
9 grandfather purchased the shed in 1950; as kids they were told to go out to the
10 shed as it had electricity and a pot belly stove. It will have electricity again, but
11 no heating. The roof is being repaired and it is being shingled to match the main
12 house. They are trying to keep it uniform and tie everything together. They are
13 keeping the original clapboard and it will be re-stained the color of the house with
14 white Aztec trim just like the house.
15

16 Chair Rowland advised that the Commission received three emails in opposition
17 to the change in the door, which emails mentioned the use of the shed which is
18 not in the purview of the Commission. The Building Inspector said if the use of
19 the shed changes it would have to go before the Zoning Board. The Chair advised
20 that the Commission was asked to approve whether a single door can go on the
21 right side of the shed; he then asked if there was anyone in the public to speak.
22

23 Dan Kovick stated that he abuts the shed behind the property and from a design
24 perspective, approves of the change.
25

26 The Chair closed the public hearing at 7:15 pm.
27

28 M/S/P Nollert moved to approve the application as presented; Maher seconded. There
29 was no further discussion. All in favor including Chair.
30

31 3. Alyson Tanguay, 115 Main Street
32

33 The Chair stated the Commission had approved 2 over 1 windows but Alyson
34 Tanguay is having trouble finding them; she is asking for approval of 2 over 2
35 windows. The argument for 6 over 6 is not part of the conversation.
36

37 Alyson Tanguay presented the plan that was approved in September, 2021 when
38 the 3rd floor dormer was approved with 2 over 2 windows. There are ongoing
39 supply chain issues and every week something new is delayed or not available.
40 The applicant is proposing to change all the windows to 2 over 2 for a uniform
41 look where the dormers already have 2 over 2. Tanguay will use an approved
42 window style similar to the Bakers next door. The Tanguay house was built in
43 1997 and many things are not historic such as the paladian window which was
44 taken out. The 2 over 2 windows are materially no different than the 2 over 1
45 windows which were approved and may be even more historically accurate.
46

1 Kate Murray liked the 2 over 2 and preferred them as did many other members of
2 the Commission.

3
4 The Chair asked if anyone in the public to speak and Dan Kovick approved of the
5 2 over 2 windows; his house was approved for 6 over 6.

6
7 M/S/P Murray moved to approve the change in windows on the Tanguay house to 2 over
8 2; Maher seconded. All approved.

9
10 4. Approve minutes from October 7, 2021

11
12 M/S/P Kate Murray moved to approve the minutes as amended; Bush seconded. All
13 approved, including the Chair.

14
15 5. New Business

16
17 Chair Rowland advised the Commission that he is on the Master Planning Board
18 and if any of them had any questions, ideas, or concerns, to please contact him.

19
20 The Chair mentioned the red house on Salamander Lane on the point which sold
21 for \$5.3 million after 42 bids. It was Dr. Cole's house which has been rented for
22 years. The Chair mentioned that between the shoreline protection act and the
23 historic district there are a lot of limitations for changes and construction to the
24 house. It's the oldest house in New Castle, built in 1623. The Chair had emails
25 from various people asking about tearing it down and if not, can they install
26 eyebrow windows. The current big windows in the front of the house are not
27 original or historically accurate.

28
29 Elaine Nollet mentioned the historical house dismantled from Massachusetts and
30 re-built on the Tarbell lot, stating it looks magnificent.

31
32 M/S/P The Vice Chair moved to close the meeting at 7:28 pm; seconded by Elaine
33 Nollet. All Approved.

34
35 Respectfully submitted,
36 Diane L. Cooley, Recording Secretary
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