

Minutes
Town of Hamilton
Historic District Commission
November 3, 2016

The meeting was convened at 7:06 PM with the following Historic District Commission members present: George Connolly, Elizabeth Wheaton, Jack Hauck, Ed Howard, Stefanie Serafini, and Tom Catalano (chair). Jack Hauck moved to approve the minutes of the October 6, 2016 meeting and hearing. Ed Howard seconded the motion and it was unanimously approved.

Certificate of Appropriateness – 625 Bay Road

Tom Catalano opened the hearing at 7:07 p.m. Brian Stein explained the proposed project, noting that the plans are nearly identical to the plans he presented at the October 6, 2016 Historic District Commission meeting. The project consists of tearing down the barn and recreating it as an extension of the house. The new structure will look the same as the existing structure, with the exception that there will be windows and the height of the structure will increase by one foot. The new 'barn structure' will be clad in shingles. The new roof will match the existing roof.

A new garage will be constructed. There will be a shed on one side of the garage. A change to the plans that were previously submitted is the installation of a man door to enter the garage. The garage will look similar to the existing buildings. The exterior will be clapboards. The attached shed will be clad in shingles.

The application also includes the construction of a pool and the construction of a cabana where an existing shed currently stands. The pool is shown as being eighteen feet by thirty-six feet, however, the actual size has not been determined. The pool will have a split rail fence surrounding it, with a metal mesh. It will be four feet in height. A hedge will screen the pool and the cabana from the street and the cemetery.

Mr. Hauck inquired about what would be visible from the street and cemetery. Mr. Stein showed the Commission plans and noted that nearly all of the structures, including the new garage would be visible. Mr. Catalano expressed concern that the pool equipment and the air conditioning equipment would be visible. He requested that these structures be screened by landscaping. Mr. Stein stated that they would be screened.

Stefanie Serafini moved to approve the proposed project at 625 Bay Road in accordance with the plans that were presented, with the condition that the plans be amended to indicate the man door on the garage. George Connolly seconded the motion and it was unanimously approved. The hearing was closed at 7:27 p.m.

New Business

Ms. Serafini and Mr. Catalano discussed replacing the sign on Bay Road announcing the entrance to the historic district coming from the north. Mr. Catalano stated that he believes that the signs were funded through Community Preservation Act funds, and that there still may be money in the account to pay for a replacement sign. It was determined that Dorr Fox will look at the Community Preservation Committee accounts to determine whether there are remaining funds. If there are no funds, he will write an application to the Community Preservation Committee to obtain the funds.

Mr. Hauck stated that he has identified six historically significant buildings that could be added to the Historic District Commission's jurisdiction. These sites are not necessarily adjacent to the existing district. He will give Mr. Fox the information on these sites to distribute to the other members of the Commission. It was noted that no further action has been taken in relation to the demolition delay bylaw.

Ms. Serafini moved to adjourn the meeting at 7:40 p.m. Mr. Connolly seconded the motion and it was unanimously approved.