

TOWN OF SHARON
Historic District Commission
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Draft until approved at the next meeting

September 23, 2019

Vice Chairman Betsy Hall called the regular meeting to order at 6 PM with the following members in attendance by roll call: Steve Szalewicz, Lionel Goldfrank, Alt. Scot Samuelson and Alt Edwin Yowell and Nikki Blass. Both Alternates were seated for the meeting. Also present: John Considine and Scott Reeve. The legal notice was read into the record.

The hearing for the proposed adoption of Administrative Review and Approval Procedures was opened at 6:01. Members had prepared this document after several drafts. There were no comments. This portion of the hearing was closed at 6:04 via motions of Szalewicz/Goldfrank with all in favor. The hearing for alterations to 22 Upper Main Street was opened at 6:04 – this was for the addition of up to 4 air conditioning condensers with the proposed location shown. Mr. Reeve stated that the proposed fencing/lattice screening would not completely hide the units, as three would be mounted on the outside wall. Members commented that they would prefer the units to be completely screened. Motions of Szalewicz/Yowell closed this portion of the hearing at 6:08 with all in favor.

The hearing for alterations to the main house located at 119 Amenia Union Road was opened at 6:08 with John Considine presenting the application for changes to both sides and the rear of the structure. The front facing part of the house is to remain the same. Existing photographs and proposed elevation drawings were presented and reviewed. A portion of the rear of the house will be removed and reconstructed. A future patio and stonewall was not included in this proposal. With all questions answered, motions of Goldfrank/Yowell closed the hearing at 6:17 with all in favor.

The regular meeting started at 6:18 with the adoption of the Agenda as amended to include discussion for a proposed electrical meter for a new Christmas tree on Sharon Green. The previous minutes stood approved as submitted. There was no correspondence or Old Business.

New Business: Adoption of Administrative Review & Procedures- Motions of Szalewicz/Goldfrank approved the proposed changes with all in favor. The legal will appear on Wednesday as required with the procedures to go into effect on Thursday, September 26, 2019. 22 Upper Main Street – Motions of Samuelson/Goldfrank approved the placement of the condensers with the condition that they be fully screened by lattice or fencing – all were in favor. 119 Amenia Union Road: Motions of Szalewicz/Goldfrank approved the alterations to the main house as presented with all in favor.

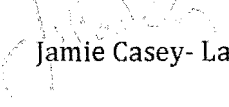
New Applications: None

There will be a new Christmas Tree planted on the green across from 41 Main Street – and a new electrical panel/unit is proposed for that location – photograph shown which was provided by Loucks Electric. The current unit across from Town Hall will remain. As a courtesy, this is being brought to the SHD Commission – no action was required.

The Vice Chair noted that once applications are received and a hearing date set, applicants must submit all required documents prior to the hearing.

With no other business, the meeting was adjourned at 6:28 via motions of Goldfrank/Szalewicz with all in favor. The next meeting is Monday, October 28, 2019 at 6 PM.

Respectfully,


Jamie Casey- Land Use Administrator

Sharon Historic District

Hearing to adopt: September 23, 2019 6 PM

Procedure for Administrative Review:

Items below may be administratively approved without a formal application. Please contact the Land Use Office for direction.

Roof Repairs/Replacement: Architectural grade shingles, (dimensional, laminated asphalt shingles with various tab sizes, shapes and a slight color variation) provided that all roofing materials on the principal structure and all attached structures visible from the public way are of the same type. Slate and cedar shakes are included.

Placement of stand by Generators: Stand by generators, which will be screened properly with plantings from the public view may be administratively approved without the need for a full application. Generators screened other than with plantings such as fencing or an enclosure in a new structure will require a full application.

Gutters: Re-placement or addition of gutters may be administratively approved without the need for a full application.

Existing Driveways: Resurfacing or changing the material on an existing driveway to chip sealing (aka armor coating) with gravel finish, oil and stone (gravel drive with an oil binder) or re-surfacing with blacktop may be administratively approved without the need for a full application.

Draft 2 Review 8/26/2019

Draft 3 Approved with changes 8/26/2019

Adopted September 23, 2019

Effective September 26, 2019