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HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
April 4, 2016 at 5:00 p.m.

AGENDA

Item # 1 Discussion and possible motion on an application submitted by James Gleason, the owner of the residential property located in the Historic District at 144 Central Ave.

The applicant is seeking approval for a major renovation project which includes replacing the existing fiber cement siding with beveled cedar siding, replacing all existing windows and adding new window openings on all four sides of the house, adding a 92 sf addition towards the back with a 2nd floor balcony and paint grade railing system, replacing the front porch asphalt shingle roofing with a new standing seam LLC metal roof, removing the existing chimney and replacing it with a new brick chimney which incorporates an outdoor fireplace.

In addition the applicant is proposing to convert the existing garage into a pool house and install an in ground swimming pool in the back yard which will be entirely fenced in.

SCTM # 1001-5-1-16.1

Item # 2 Continued discussion and possible motion on an application submitted by Brent Pelton, the owner of the commercial property (American Beech Restaurant) located in the Historic District at 308 Main Street. The owner wishes to install a retractable awning over the existing wood pergola facing Bay Avenue.

SCTM # 1001-4-7-29.1

Item # 3 Discussion and possible motion on a separate application submitted by Robert Brown, Architect, P.C. on behalf of Brent Pelton. He proposes to renovate Suite 308-C – formerly the Stirling Yoga Studio – and turn the space into a lobby and reception area for his guests at the 'Inn at American Beech'. The site plan indicates a new interior bar and exterior seating area. According to the application the existing first floor façade would be almost entirely demolished and replaced with two folding glass door units. The commercial property is located in the Historic District at 308 Main Street.

SCTM # 1001-4-7-29.1

Item # 4 Discussion and possible motion on an application from the Kerry Heaney Estate, the owners of the residential property located in the Historic District at 141 Bay Avenue. The applicant is seeking approval for an "as built" rear deck.

SCTM # 1001-5.-3-3.

Item # 5 Motion to approve the minutes of the October 5 and November 2, 2015 meetings.

Item # 6 Motion to accept the minutes of the February 1, 2016 meeting.

Item # 7 Motion to schedule the next HPC meeting for May 2, 2016.

Item # 8 Motion to adjourn.