

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Mike Ryan, Secretary
Jim Madson
Dale Nelson
John Laramee
Kelly Moran
Frank Balla (Alternate)
Ray Goddard (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

February 27, 2024 – *Motion to approve made by John Laramee, seconded by Rosemary O'Brien, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #2022-Jun-14 of Christopher Dunn and Mary Cummings, **13 Chestnut Street**, Plat 12, Lot 220, (*Contributing*) for permission to extend the expired Certificate of Appropriateness to August 2024. *Application was represented by Chris Dunn. Motion to extend the approval moved by Rosemary O'Brien, seconded by John Laramee, all in favor.*

A-2. Application #2023-Jan-003 of Jonathan and Staci Bergmann, **78 Ayrault Street**, Plat 22, Lot 121, (*Non-Contributing*) for permission to amend previously approved CoA and extend it to December 20, 2024. *Application was represented by Tanner Jackson. Motion to extend the approval and approve amendments to the application moved by Rosemary O'Brien, seconded by John Laramee, all in favor.*

A-3. Application #2022-Jul-6 of Kendall Tucker Holmes, **32 Ann Street**, Plat 27, Lot 212, (*Contributing*) for permission to amend previously approved CoA obtained as the result of a violation, and extend it to December 20, 2024. *Application was represented by Kendall Tucker Holmes and Sean Napolitano. Motion to extend the approval of the originally approved application moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2023-Jan-16 of Susan Burchell, **8 Oakwood Terrace**, Plat 26, Lot 45, (*Contributing*) for permission to add stairs and double door at the center of the south-facing enclosed porch and remove stucco from existing 3-car garage and replace with clapboards. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

C-2. Application #2023-Jan-17 of 7 Red Cross Ave LLC, **7 Red Cross Ave**, Plat 26, Lot 044, (Contributing) for permission to remove ca. 1950 attached garage at west elevation, add 3 windows in foundation at south elevation where garage is being removed, add 3 double hung windows on west wall in the second floor bedroom, enlarge existing shed dormer, add one additional window at second floor south elevation, install two skylights in third floor loft area in north elevation, remove stationary windows at second floor deck south elevation, and retain the original porch columns, railing and structure per original design. *Application was represented by Mark Horan. Motion to approve the application with the conditions to restore the second-floor porch to the original configuration, to replace the basement entry, and that the remainder of the application be withdrawn, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2024-Mar-007 of Vincent J Dibona Trustee, **448 Gibbs Ave**, Plat 30, Lot 029, (Contributing) for permission to extend an existing elevator shaft to the third floor on an existing tower. *Motion to dismiss the application without prejudice due to lack of representation made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-2. Application #2024-Mar-008 of Esmond Harmsworth **639 Bellevue Ave**, Plat 38, Lot 5, (Contributing) for permission to 1) Demolish existing sunroom addition and replace with a new sunroom addition 2) Install three new custom kitchen windows in the west elevation of the rear 1883 addition 3) Convert roof deck access door to a window and convert second floor window to an access door. Extend existing rooftop deck and create a parapet wall along the proposed deck's southern side. *Application represented by Tanner Jackson and Sean Reynolds. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-3. Application #2024-Mar-009 of Edwin G. Fischer Jr., **1 Ocean Heights Road**, Plat 41, Lot 334, (Non-Contributing) for permission to install solar panels to the west and southwest slopes. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-4. Application #2024-Mar-12 of Jake & Tootsie LLC of **34 Castle Hill Ave**, Plat 095, Lot 44, (N/A) for permission to construct a new single-family dwelling. *Application was represented by Russell Jackson and Alex Tesa. Exhibit A Renderings and placement of garage was accepted. Motion to approve the application as presented, citing 17.80.060.C.1-3, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-5. Application #2024-Mar-14 of Stephen A. Swierk of **135/137 Spring Street**, Plat 24, Lot 162, (Contributing) for permission to replace existing slate roof with composite slate. *Motion to dismiss the application without prejudice due to lack of representation made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-6. Application #2024-Mar-15 of Ledges 66 LLC of **66 Ocean Ave**, Plat 41, Lot 399, (N/A) for permission to demolish existing 1970s storage shed and construct a new one-and-one-half story house on the existing concrete slab. *Application represented by Mohamed Farzan. Motion to approve the demolition, citing 17.80.060.D.1-2, was made by Rosemary O'Brien, seconded by Kelly John Laramee, all in favor. Motion to approve the new construction, citing 17.80.060.C.1-3, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-7. Application #2024-Mar-16 of Bonnicrest Condominium Association of **111 Harrison Ave**, Plat 41, Lot 8, (Non-Contributing) for permission to construct a small 5' x 6' bathroom attached to the existing gazebo between

the pool and tennis court. *Summary. John Laramee recused. Motion to approve the application as presented, citing 17.80.060.B.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-8. Application #2024-Mar-23 of Tonya Grootendorst of **17 Willow Street**, Plat 12, Lot 256, *(Contributing)* for permission to construct a shed dormer on the north (rear) slope. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-9. Application #2024-Mar-25 of Tom & Nicole Scanlon of **7 Elm Street**, Plat 17, Lot 012, *(Contributing)* for permission to make multiple alterations to the contributing property which includes: 1) Replacing front porch with turned cedar columns and balusters, mahogany decking, and polyurethane brackets and add new decorative brackets to the cantilevered southwest corner 2) Constructing two shed dormers on both slopes 3) Removing a rear stair, screen porch, and deck and constructing a new two-story addition and decks. *Application was represented by Thomas Scanlon and Brian Shaw. Motion to continue the application was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-10. Application #2024-Mar-26 of Red Cross Ave, LLC of **0 Red Cross Ave**, Plat 29, Lot 213, *(N/A)* for permission to construct a new single-family dwelling on an empty parcel. *Application was represented by Mark Horan. Motion to approve the application as presented, citing 17.80.060.C.1-3, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-11. Application #2024-Mar-27 of Ronald L. Fleming of **304 Bellevue Ave**, Plat 33, Lot 018, *(Contributing)* for permission to replace 6 skylights in-kind (3 original). *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-12. Application #2024-Mar-29 of Samuel Fleet of **84-86 John Street**, Plat 28, Lot 045, *(Contributing)* for permission to replace existing wood and vinyl windows with Pella Architectural Series, and convert an existing flat rubber-roof over a 1990s addition to a new roof deck and construct a "headhouse" consisting of a stair. *Application was represented by Jeffery Moniz. Motion to split the application into two parts, Part 1 regarding replacing all vinyl windows with wood windows, replacing the roof, and replacing fiberglass doors with wood doors, and Part 2 regarding the remainder of the application, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Rosemary O'Brien, all in favor. Motion to continue Part 2 was made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-13. Application #2024-Mar-31 of SRU Holdings, LLC & Salve Regina University of **76 Victoria Ave**, Plat 36, Lot 103, *(Non-Contributing)* for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Application was continued at the request of the applicant.*

N-14. Application #2024-Mar-32 of SRU Holdings, LLC & Salve Regina University of **51 Shepard Ave**, Plat 36, Lot 36, *(Non-Contributing)* for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Summary. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-15. Application #2024-Mar-33 of SRU Holdings, LLC & Salve Regina University of **45 Shepard Ave**, Plat 36, Lot 102, *(Non-Contributing)* for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Summary. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-16. Application #2024-Mar-34 of SRU Holdings, LLC & Salve Regina University of **26 Lawrence Ave**, Plat 36, Lot 104, (*Non-Contributing*) for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Summary. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-17 Application #2024-Mar-30 of Donovan Realty LLC of **12 Lasalle Place**, Plat 09, Lot 134, (*Contributing*) for permission to remove existing chimney. *Application was continued at the request of the applicant.*

VIII. NEW BUSINESS

Discussion on Certified Local Government Grant 2024 Application

IX. ADJOURNMENT

Meeting was adjourned at 9:16 pm.