

Historic District and Historical Commission
Town Hall - 732 Main Street – Small Hearing Room
July 30, 2025, 6:00 PM
Meeting MINUTES

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2025 NOV 13 A 11:38

Board Members Present: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynn Zalesak, Paul Doane

Board Members Absent: Paul Mann

Other Attendees: Duncan Berry

CALL TO ORDER: Chairperson Maslowski called the meeting to order at 6:00pm.

PUBLIC HEARING

HH2025-16 73 Main Street LLC, owner through their agent, James Twitchell, has filed a Notice of Intent. The project proposes a partial demolition to install new vinyl siding and aluminum trim on the entire building. The structure is over 100 years old according to Town Assessing records and is located at **73 Route 28. Map: 10 Parcel: W1**

(Continued from 07.16.2025)

Mr. Twitchell was present to discuss the project. The proposal is to cover the entire house in aluminum trim and clapboard vinyl siding on top of the existing material. He showed material samples to the Commissioners. Chair Maslowski stated that this case was continued in order to get clarification on the DCPC guidelines. She stated that the Commission's only option if they do not approve of the project, is to implement the 12-month demolition delay.

Mr. Duncan Berry spoke about the style of the house and expressed concern about the pilasters located at the corner of the building. He spoke about the DCPC guidelines and stated the DCPC guidelines are strictly advisory, not regulatory.

Ms. Maslowski stated that the applicant had explained that using a material other than vinyl would be cost prohibitive.

Mr. John Cannell, homeowner, asked if they could paint the front of the house, use vinyl on the other sides, and use the remaining vinyl on the barn. Mr. Cannell stated that renters live at the property and he would need to increase the rent if the price of the project were to increase.

Commissioners voiced their concerns and offered ideas.

Mr. Paul Doane stated that the dumpster in front of the building should be removed, a fence structure be erected to hide the dumpster, and the debris should be cleaned up. Ms. Maslowski stated that if Mr. Cannell agrees, the Commission will condition that a fence be erected to hide the dumpster.

No further discussion from the Commission. No Public Comments.

Lynn Zalesak moved to close the public hearing. Seconded by Bob Doane.

Vote: 5-0

Motion carried; public hearing closed.

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MOTION: Brendan Lowney made a motion to approve Case number HH2025-16, filing date June 10, 2025, hearing date July 30, 2025. Property address: 73 Route 28, Map 10 Parcel W1. Owner: 73 Main Street, LLC. Agent: James Twitchell. BCRD reporting information: BK: 27236 PG: 189. Year Built: 1850. Description of proposed work: The project proposes a partial demolition to install new vinyl siding and aluminum trim on the entire building. Historic Significance: Listed on the Town's Historic property inventory. The proposed demolition would not destroy or substantially destroy the historic value. No demolition delay imposed.

Determination: Approved

Conditions: Front of the house shall be saved with like-for-like paint materials. Siding, corner boards, corbels, rakes, and pilasters shall remain wood. Front clapboards shall be painted. The barn shall be covered on all sides with vinyl and aluminum trim. A fence shall be installed to shield the dumpster wherever the dumpster is to be located.

Vote: 5-0 Motion: Lynne Zalesak Second: Paul Doane

Board members voting: Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak, Paul Doane

Mr. Robert Doane stated that the next meeting agenda should include a discussion on Revolutionary War house plaques and the submittal of an application to the CPC.

Mr. Paul Doane stated the next agenda should also include a discussion about Historic Preservation Awards.

Mr. Lowney asked about the chimneys on the property located at 115 Route 28 that came before the Historic Commission. It was stated that a discussion about the chimney work at 115 Route 28 be placed on the next Historic Commission meeting agenda.

PUBLIC MEETING *

New Business -None

Old Business-None

Correspondence/Briefings

None

Adjournment

Motion: Mr. Paul Doane made a motion to adjourn the meeting at 6:27pm.

Vote: 5:0

Motion: Lynne Zalesak

Second: Robert Doane

Members of the board voting:

Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak, and Paul Doane

Meeting Minutes transcribed by Lisa Shaw