



HISTORIC DISTRICT REVIEW BOARD

Special Meeting

At Lots 32-36 on Stone Road

April 28, 2021

10:00 a.m.

At 10:00 a.m., Chairman Edward Wells, having established a quorum, called to order the Special Meeting of the Historic District Review Board (HDRB). In addition to Edward Wells, present were Martin, Mayer, Michael Strub, and Herb Thom. Kathy Glaser was not in attendance. Also, in attendance were Interim Town Planner/Zoning Administrator Katie Nunez, Planning Technician Tracy Outten, and the applicants. There was one member of the public in attendance.

PUBLIC COMMENT (AGENDA ITEMS ONLY):

There were no public comments to be heard nor any written comments submitted prior to the meeting.

Edward Wells thanked Elizabeth Russell for allowing the board and other applicants to meet on her property.

UNFINISHED BUSINESS:

- A. *Application for a Certificate of Appropriateness to replace the front door on a two-story single-family detached dwelling at 119 Peach Street – tax map #83A3-I-492C.*

Herb Thom changed his opinion after visiting the property and noticing that other doors on neighboring homes have been replaced.

Motion made by Herb Thom, seconded by Michael Strub, to approve the Certificate of Appropriateness at 119 Peach Street to replace the front door on a two-story single-family detached dwelling as submitted with the following specifications: (1) the wood door would have horizontal panels; (2) a mechanical doorbell; and (3) a mail slot. The motion was approved by unanimous vote.

Roll call vote: Martin Mayer, yes; Michael Strub, yes; Herb Thom, yes; Edward Wells, yes.

NEW BUSINESS:

- A. *Pre-Application for a Certificate of Appropriateness to install a sign on a commercial building at 18 Strawberry Street – tax map # 83A3-I-616A.*

Rachel Wivell, applicant, apologized for not attending the March meeting. The applicant would like to reuse her sign from her former business location and place on the brick building like Lemon Tree did at the new location.

Discussion and questions were as follows: (i) Edward Wells wanted to know if the sign could fit below the masonry band and informed the applicant that the other signs on that street had not been approved. Katie Nunez said that was true and they were on the list to check. The applicant did not think the sign would fit without going on band; (ii) There was some discussion about placing signage on the canopy. The applicant mentioned that the landlord was supposed to replace it months ago, but it had not been done; (iii) The board did not think a sign should be mounted to the brick; and (iv) Edward Wells appreciated that the applicant was following the proper process.

Motion made by Herb Thom, seconded by Martin Mayer, to approve the Certificate of Appropriateness at 18 Strawberry Street to install a sign on the commercial building with the following conditions: (1) the zoning administrator has final approval; and (2) the sign was to be placed below the masonry border. The motion was approved by unanimous vote.

Roll call vote: Martin Mayer, yes; Michael Strub, yes; Herb Thom, yes; Edward Wells; yes.

- B. *Commercial – 3 (C-3) District design and construct review for Lots 32-36 on Stone Road – tax map #'s 83A4-1-B-32, 33, 34, & 36.*

Elizabeth Russell, applicant, stressed the need to get started on the new Eastern Shore Custom Cart building and asked if the board members had any questions.

Katie Nunez summarized the provided material describing the proposed building and added that the set-back would be consistent with The Beach Market building.

There was much discussion on the roof pitch of the building. Edward Wells and Herb Thom stated that the applicant for the neighboring business changed the roof pitch after the board requested it and thought a standard may have been set. Katie Nunez did not agree. Elizabeth Russell was concerned of the cost. After considerable discussion regarding the various roof pitches adjacent to and across from this location, there was no defining roof pitch standard yet in the C-3 District.

Motion made by Herb Thom, seconded by Michael Strub, to approve the Commercial – 3 Zoning District design for Lots 32-36 on Stone Road as presented. The motion was approved by unanimous vote.

Roll call vote: Martin Mayer, yes; Michael Strub, yes; Herb Thom, yes; Edward Wells; yes.

Motion made by Michael Strub, seconded by Martin Mayer, to adjourn the April 28, 2021 Historic District Review Board Special Meeting at 10:26 a.m. The motion was unanimously approved.

Roll call vote: Martin Mayer, yes; Michael Strub, yes; Herb Thom, yes; Edward Wells; yes.

Chairman Edward Wells

Planning Technician