

**HISTORIC DISTRICT COMMISSION  
MINUTES OF OCTOBER 18, 2021 SPECIAL MEETING**

The Historic District Commission held a Special Meeting at 5:00 pm via Zoom.

**Present:** Barbara Theurkauf, Chairman; Vice Chair Henry von Wodtke, Geoffrey Dellenbaugh, Secretary; Commissioners Robyn Guimont and Jane Gordon Julien; Rebeca Augur, AICP, Director of Planning and Land Use Services

**Excused:** Brian Chiffer, John Langmaid

*Chairman Theurkauf called the meeting to order at 5:00 pm.*

**PUBLIC HEARING**

**Application of Cheryl Newton for a Certificate of Appropriateness – 2-car garage replacement – 1917 Main Street**

Cheryl Newtown presented photos of the existing garage and the replacement garage. She indicated the existing garage was unsafe due to twisting in a main beam and subsequent impacts to load-bearing posts. The garage was recently demolished due to its condition. Chair Theurkauf indicated that the demolition should have received a Certificate of Appropriateness from the Historic District Commission; however, the Building Department may have felt that safety issues warranted quicker action.

Ms. Newton explained that she chose the model replacement based on existing garage structure in the neighboring vicinity. She showed pictures of several examples. The new garage will be a little larger than the existing at 23'4" wide by 22' deep and will be white with black shutters. Commissioner Dellenbaugh asked about placement on the lot. Ms. Newton explained that the new garage will be moved in from the side yard line to comply with current setbacks, but will otherwise be in the same location as the existing. It will be oriented in the same direction, with the garage doors facing north, two windows on the east side facing Main Street, and a side door facing west. She added that because the yard is located in a floodplain, she would be going to Town Plan and Zoning Commission for a flood permit the next evening.

Commissioner Guimont MOVED to close the public hearing, Commissioner Dellenbaugh SECONDED. MOTION was approved unanimously.

Commissioner Dellenbaugh MOVED to approve a Certificate of Appropriateness for a replacement 2-car garage at 1917 Main Street; Commissioner von Wodtke SECONDED. MOTION passed unanimously.

**REGULAR MEETING**

**1. Acceptance of Minutes – September 2, 2021 Special Meeting**

Commissioner von Wodtke MOVED to accept the minutes as presented. Commissioner Guimont SECONDED the motion. MOTION passed UNANIMOUSLY.

## **2. Other Business**

The Commission discussed the Hubbard Street historic district expansion. Chair Theurkauf felt there was neutral to positive feelings amongst the property owners she has talked to, but that there is not a clear 2/3 majority of owners willing to affirmatively adopt a historic district. The Commission discussed whether sufficient input has been garnered to move ahead with a study committee. Agreeing that there had not been, the Commission discussed attempting to partner with current Hubbard Street property owners who are interested in an historic district to conduct further outreach first.

Meeting adjourned at 5:40 pm

Respectfully submitted,



Rebecca Augur, AICP  
Director of Planning and Land Use Services