

**Subject to Approval**

**HISTORIC DISTRICT COMMISSION  
Regular Meeting, Monday, April 27, 2020  
7 p.m. at Madison Town Campus  
Meeting Room: Zoom Webinar**

MEMBERS present: Chairman John Lind, Vice Chairman Thomas Boyle and Commissioners Eric Berg, and Eileen Banisch.

MEMBERS absent: Susan Cartledge.

ALTERNATES present: Peter Clement.

OTHERS PRESENT: Director of Planning and Economic Development David Anderson and Planning and Zoning Commission Chairman Ronald Clark. The meeting was available and recorded through a Zoom webinar.

1. **Call to Order:** Chairman John Lind called the meeting to order at approximately 7 p.m.
2. **20-01. 518 Boston Post Road.** Application for Certificate of Appropriateness for installation of roof mounted solar.

Applicant Peter Roos stated that the solar panel installation is expected to cover the carbon footprint of the residence. By adding a bit more of the solar panels to the top of the house, this will account for about three-fourths of current usage, but more might be added, at some point in time, according to Mr. Roos. Plans are to install the solar panels at the most efficient location—the back of the house, according to Mr. Roos. Director of Planning and Economic Development David Anderson presented a photograph of the back of the house. In addition, a solar panel document, explaining what will be installed on the roof, was presented, with an all black solar panel, an inch and a half thick, comprising a little over six feet by just under four feet. There is a gap of six inches from the roof to the base of the panel, Mr. Roos stated. The south facing panels will not be visible from the street, but a small section will be visible. That visible section is reasonable and minimal; it is not a big view of the solar panel, according to Vice Chairman Thomas Boyle. It is very unobtrusive, Commissioner Eileen Banisch stated. If more solar panels are added in the future, they would be on the far eastern side of the house, which is not in the Historic District Commission jurisdiction, making up the remaining 25 percent, according to Mr. Roos.

**Commissioner Banisch made the motion to approve the Certificate of Appropriateness for 518 Boston Post Road; it was seconded by Vice Chairman Boyle and unanimously approved.**

Vote to grant the Certificate of Appropriateness passed 5-0-0.

IN FAVOR: Chairman John Lind, Vice Chairman Boyle and Commissioners Banisch, Berg and Clement.

OPPOSED: None.

ABSTAINED: None.

3. **908 and 916 Boston Post Road:** Presentation by Duo Dickinson regarding the General's Residence and the proposed development at 908 and 916 Boston Post Road.

Architect Duo Dickinson presented plans for the General's Residence and the proposed development at 908 and 916 Boston Post Road, which comprises about two acres plus, and is bordered by Boston Post Road to the north, East Wharf Road to the west, and Fence Creek to the east. Mr. Dickinson stated that the General's Residence building, itself, is severely compromised, and the building inspector said that it really should be demolished. Plans are to rebuild the General's Residence exactly as it was and reuse doors, columns, and other features, such as the corner cabinets; the current siding on the structure is from the 1920s, and everyone is pretty sure the windows are not original to the structure, which has had numerous renovations, including replacement of fireplaces and removal of the interior trim, according to Mr. Dickinson. Since the structure is inhabitable, plans are to recreate the General's Residence; once completed, it will have two residential units, according to Mr. Dickinson. Altogether there will be eight buildings—the General's Residence, containing two, two-bedroom residential units; the carriage house, east of the General's Residence on Boston Post Road, containing one two-bedroom residential unit; two Boston Post Road buildings, east of the carriage house, each containing one two-bedroom residential unit; two buildings on the East Wharf Road side, each having one two-bedroom unit; and two buildings on the southern side, each containing one two-bedroom residential unit. Three units will have garages, and the rest will have car ports, according to Mr. Dickinson. All of the water will be collected on the site, and Mr. Dickinson stated that they hope to reuse the stones on the site in the curb cuts, as well as keep all of the stone walls. This is essentially creating a little village, from the east to the far west, according to Mr. Dickinson, and the whole rationale is to make the development a part of the streets that border it; an effort has been made to make the shapes and windowscaping of the residences so that they do not look like they are suburban reconstructions. Property owners will be able to walk from their houses to town and the beach. In the General's Residence, a one-story sunroom, which is literally falling off of the building, will be replicated, Mr. Dickinson stated. Right now, the center beam on the first and second floors is gone—there really is no structure there, and the General's Residence is going to be rebuilt from scratch, as much as it can be, according to Mr. Dickinson. The General's Residence, when completed, will be as it is, now; it will have a full porch, and the General's Residence keeps its presence—the jewel of the crown is the General's Residence, Mr. Dickinson stated, adding that he would like a plaque placed so that the presence of the history is brought to the conscience of the town. The windows of the General's Residence are 12 over 12 and are huge, stated Mr. Dickinson, adding that he kind of likes the proportions as they are now. Commissioner Banisch stated that the windows may want to be kept the way they currently are, since people, today, want more light inside. She stated that the development is almost like a village that was built over several decades. Chairman Lind stated that he would like to see what the General's Residence looked like when it was first built and the type of clapboards originally used, adding that he really likes that they are trying to rebuild the General's Residence pretty much as it was, and locating the other buildings farther away from it. This project will be presented to the Advisory Committee on Community Appearance on April 28, 2020 and to the Planning and Zoning Commission on May 21, 2020. There will be a center courtyard that will be maintained as a community, and landscaping will have strategic plantings, with plans to retain the trees on site. While this property is not in the historic district, Chairman Lind expressed appreciation for the presentation, and for showing the Historic District Commission the drawings, model, and photographs. It was asked whether the Historic District Commission could write a letter expressing their thoughts on the project, and Mr. Anderson stated that, according to the Madison Planning and Zoning Regulations on cluster developments, such a letter would be allowed.

Planning and Zoning Commission Chairman Ronald Clark stated that it is the first time he has seen a Historic District Commission meeting and he is impressed with the commission, in the complexity of the task. If the Historic District Commission does not think it is a bad idea, just any direction in the form of a letter would be appreciated, Mr. Clark stated. Chairman Lind stated that it is a good idea to put together a one-page letter to share with the Planning and Zoning Commission, and other commissioners agreed, offering to contribute to it.

4. **Correspondence/New Business:** None.

5. **Adjournment**

**Commissioner Banisch made the motion to adjourn at 8:23 p.m.; it was seconded by Vice Chairman Boyle and unanimously approved.**

Vote to adjourn passed 5-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle and Commissioners Banisch, Clement, and Berg.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,  
Marlene H. Kennedy, clerk