

Subject to Approval

**HISTORIC DISTRICT COMMISSION
Regular Meeting, Monday, June 22, 2020
7 p.m. at Madison Town Campus
Meeting Room: Zoom Online Webinar**

MEMBERS present: Chairman John Lind and Commissioners Eric Berg, Eileen Banisch, and Susan Cartledge.

MEMBERS absent: Vice Chairman Thomas Boyle.

ALTERNATES present: Peter Clement.

OTHERS PRESENT: Director of Planning and Economic Development David Anderson. The meeting was available and recorded through a Zoom online webinar.

1. **Call to Order:** Chairman John Lind called the meeting to order at approximately 7:10 p.m.
2. **20-02. 506 Boston Post Road.** Application for a Certificate of Appropriateness for installation of a stair addition along the west façade of the existing home. In addition, the existing windows will be replaced.

Architect Russell Campaigne stated that the addition of the south side was approved in 2017; the house is on the corner of Boston Post Road and Cherry Lane. Because putting a staircase inside the house would not have worked, plans are to put the addition for the staircase on the Cherry Lane side of the structure. The stairs will go from the garage to the main level, and from the main level up to the second floor; there is a staircase inside that leads to the attic. The garage with the master suite above was approved by the Historic District Commission in 2017, Mr. Campaigne stated. The addition for the staircase will be four feet by 16 feet on the west side of the house; the two story addition matches the eve line—drawings of the existing house and the proposed house with the staircase addition were shown to the commission. The addition will set back from the property's main level up to the second floor level; photographs of the existing structure were shown. Finishes and materials are being matched in kind, and the impact of the addition has been minimized, according to Mr. Campaigne. Commissioner Susan Cartledge asked if the addition, when seen from the street, has any windows, or is it a blank wall? Mr. Campaigne stated that there are no windows; a window is not something that he felt would be a benefit; the area is about five feet wide, and a decision would have to be made as to whether to match the 12 over 12 windows or the two over two windows. Adding windows would draw more attention to the addition, he stated. Commissioner Peter Clement stated that to him, it does not bother him that there is no window. Chairman Lind agreed with Commissioner Clement. Commissioner Eileen Banisch stated that she thinks a window would look squished; it would look too busy. Commissioner Cartledge agreed. Commissioner Clement stated that he thinks the building is getting better and better, and the addition will improve the composition.

Chairman Lind made the motion to approve the Certificate of Appropriateness for 506 Boston Post Road; it was seconded by Commissioner Banisch and unanimously approved.

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

IN FAVOR: Chairman Lind and Commissioners Banisch, Eric Berg, Cartledge, and Clement.
OPPOSED: None.
ABSTAINED: None.

3. **Approval of Minutes ~ April 27, 2020**

Commissioner Clement made the motion to approve the April 27, 2020 minutes as submitted; it was seconded by Commissioner Berg and unanimously approved.

Vote to approve the April 27, 2020 minutes as submitted passed, 5-0-0.
IN FAVOR: Chairman Lind and Commissioners Banisch, Berg, Cartledge, and Clement.
OPPOSED: None.
ABSTAINED: None.

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

5. **Adjournment**

Commissioner Clement made the motion to adjourn at 7:33 p.m.; it was seconded by Commissioner Banisch and unanimously approved.

Vote to adjourn passed 5-0-0.
IN FAVOR: Chairman Lind and Commissioners Banisch, Cartledge, Clement, and Berg.
OPPOSED: None.
ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk