

NORWICH HISTORIC DISTRICT COMMISSION

Minutes of the January 19, 2022 Regular Meeting

The regular meeting of the Historic District Commission was held Wednesday January 19, 2022 at 5:36 PM via Zoom virtual meeting.

Members Present:

Regan Miner (Chairwoman)

Timothy Dowhan

Gregory Johnson

Nancy O'Neil

Gregory Farlow

Members Absent: Richard Guidebeck

Guests: Mark Comeau, Meghan Campbell and Greg Boyd

Regan Miner reviewed the rules of a virtual meeting and clearly notified participants that the meeting would be recorded.

I. Public Meeting

The public meeting was convened at 5:37 pm. The order of COA presentations and discussions are at the discretion of the commission to accommodate all participants.

- COA 478 – 374 Washington Street Ext. (W Gregory Boyd) - *Windows*

Gregory Boyd stated he is looking to replace two windows in the rear of his home on the side where the kitchen is located. Gregory Boyd stated that the existing windows are very old, nonfunctional, drafty and are not up to the specifications of their kitchen renovations. Gregory Boyd stated he is proposing to replace them with Andrew Woodwright 400 series windows that have a true divided light. Gregory Boyd stated the existing storm windows would be removed so that the windows will match the remaining existing windows on the bottom floor that were renovated years prior. Gregory Boyd stated that when the neighboring trees are in bloom the

windows are not visible from the public way and will also assist with noise pollution. Gregory Boyd stated he ordered the windows large enough to fit as a true replacement to maintain the size and scale they currently are so that there would be no change in anything from the outside, as the windows will be installed from the inside. Gregory Boyd stated the outside of the windows are clad but will be painted to match the rest of the home.

- COA 479 – 17 Huntington Lane (Pamela Campbell) - *Other, Dormers*

Mark Comeau, the architect for the property, stated the applicant's home was built in the 1950s so space is limited, and homeowners are looking to expand into the rear as well as put two dormers on the roof of the home. Mark Comeau stated the dormers are in the vernacular of structures that would have been built during the time period of the home's construction. Mark Comeau stated they would use similar wide exposure siding and window design so that everything matches. Mark Comeau stated they would also be replacing the singular window on the front right of the home with two smaller windows. Meghan Campbell noted other homes on the street have dormers so the proposed style would flow with the neighborhood. Meghan Campbell stated the door on the front right of the home would also be replaced to match the style of home. Mark Comeau clarified that the proposed dormers would be slightly larger than the samples provided as their purpose is to broaden the room size and they include shutters, but that the windows are the same size as the existing ones on the first floor of the home. Timothy Dowhan asked if the windows would match those existing to which Mark Comeau and Meghan Campbell agreed that they would match the existing 12 over 12 grids that are in the front of the home. Meghan Campbell stated their goal is for the dormers to look as though they have always been there. Regan Miner asked what type of window they would be, to which Mark Comeau responded he was leaning towards Marvin Ultimate Series windows, which are white clad material on the outside and wood inside. Regan Miner advised that the applicant submit another COA once they decided on a door for the breezeway. Gregory Johnson noted that the estimate referenced a rolled roof in certain areas. Meghan Campbell stated the pitch of the roof on the screened-in porch area in the back of the home is not steep enough for regular shingles so they would use the same material, but it would roll on instead. Meghan Campbell added that the area is not visible from the front of the home.

- COA 480 – 17 Huntington Lane (Pamela Campbell) - *Reconstruction, Roofing*

Meghan Campbell stated they would be replacing the homeowner's roof with the same brand of asphalt shingles as existing but haven't decided

between a brown, cedar style or a gray color. Timothy Dowhan asked if the shingles are architectural textured to which Meghan Campbell responded they were and that the brand is Certain Teed.

- COA 481 – 17 Huntington Lane (Pamela Campbell) - *New Construction, Other, Addition*

Meghan Campbell stated the proposed addition would be in the rear of the home so the only portion that may be seen from the public way will appear as part of the garage, as the rest of the addition goes into the existing first floor of the home. Mark Comeau went through the layout of the home and explained where the expansion would be situated in the existing mudroom and bathroom. Mark Comeau stated the homeowner is looking to expand the kitchen beyond the garage and wrap around it to include a pantry and laundry area. Mark Comeau confirmed that they would not be building upwards. Mark Comeau clarified that to create the mudroom area the entrance wall would be pushed a few feet forward towards the road and the existing wall would be used to contain the mudroom and entrance from the expanded kitchen. Regan Miner asked what style windows would be used in the new addition to which Mark Comeau responded they would likely use Marvin series windows. Meghan Campbell responded to a question by Timothy Dowhan that the addition would bump out nine feet from the garage in the rear of the home.

II. Regular Meeting

The regular meeting was convened at 5:59 PM.

A. Action on COA's

- COA 478 – 374 Washington Street Ext. (W Gregory Boyd) - *Windows*

Nancy O'Neil made a motion to approve the COA as written and presented. Timothy Dowhan seconded. Nancy O'Neil, Timothy Dowhan, Gregory Johnson, Gregory Farlow and Regan Miner voted in favor. The motion passed unanimously.

- COA 479 – 17 Huntington Lane (Pamela Campbell) - *Other, Dormers*

Gregory Farlow made a motion to approve the COA as written and presented. Timothy Dowhan seconded. Gregory Farlow, Timothy Dowhan, Gregory Johnson, Nancy O'Neil and Regan Miner voted in favor. The

motion passed unanimously.

- COA 480 – 17 Huntington Lane (Pamela Campbell) - *Reconstruction, Roofing*

Timothy Dowhan made a motion to approve the COA as written and presented. Nancy O'Neil seconded. Timothy Dowhan, Nancy O'Neil, Gregory Johnson, Gregory Farlow and Regan Miner voted in favor. The motion passed unanimously.

- COA 481 – 17 Huntington Lane (Pamela Campbell) - *New Construction, Other, Addition*

Nancy O'Neil made a motion to approve the COA as written and presented. Gregory Johnson seconded. Gregory Johnson suggested a separate COA be submitted for the first-floor addition windows at the same time as the mudroom/breezeway door COA. Nancy O'Neil, Gregory Johnson, Timothy Dowhan, Gregory Farlow and Regan Miner voted in favor. The motion passed unanimously.

B. Minutes of the Wednesday November 17, 2021 and December 15, 2021 Regular Meeting Minutes

- Gregory Farlow made a motion to approve the meeting minutes as written. Nancy O'Neil seconded. Nancy O'Neil, Gregory Farlow and Regan Miner voted in favor. Timothy Dowhan and Gregory Johnson abstained. The motion passed.

C. Chairman Report

- Regan Miner thanked members for reviewing and providing feedback on the draft design guidelines. Discussion ensued regarding proposed changes. Regan Miner stated her goal is to have the design guidelines approved at the next regular scheduled meeting and resign as chairman following that. Regan Miner reported that Timothy Dowhan had agreed to take over the role as chairman and the last alternate spot had been filled by Jake Stahl who recently moved to Washington Street.

D. Old Business

- None.

E. New Business

- None.

F. Next Meeting Date

- Scheduled for Wednesday February 16, 2022 at 5:30 PM.

G. Adjournment

- Gregory Johnson made a motion to adjourn the Regular Meeting at 6:48 PM. Gregory Farlow seconded. Nancy O’Neil, Gregory Johnson, Timothy Dowhan, Gregory Farlow and Regan Miner voted in favor. The motion passed unanimously.

Respectfully submitted,

Katherine Rose
Recording Secretary