**Historic District Commission**

**Minutes**

**Landuse Meeting Room**

**April 17, 2018**

**Members present:** Chair Ken Fowler, (JB); Mark Smith (MS); Jason Berger, (JB); Kameron Spaulding, (KS)

**Absent with notification:** Pat Jaouen (PJ)

**Staff present:** Gwen Miller, Land Use Director, (GM);Peggy Ammendola, Land Use Clerk, (PA)

**Shanlen Realty Corp., 90 Main St., Map 43, Parcel 192**, Certificate of Appropriateness, renovations include new siding, windows and the removal of two garage doors. The wall cladding and fuel canopy will be 6" cedar clapboard.

Present were Attorney Jeff Lynch, Glenn Hoff Jr., Shannon Hoff Reber and Sharon Hoff-Faber.

Attorney Lynch presented the application, stating that it was very similar to a plan approved by the Commission in 2011. The applicant did not act on that plan.

The Commissioners had concerns, e.g., the proposed false façade on the roof, lack of detail for both the stone and the trim for the fuel pumps canopy. The Commissioners compared the previously approved plan to the proposed plan and all indicated they preferred the previously approved plan. The Hoff family was amenable to using the previously approved plans.

JB made a motion to approve the previously approve plan dated October 4, 2011. MS seconded the motion and the Commission voted to approve 4-0.

**Overlee Property Holdings, LLC., 63 Church St., Map 43, Parcel 179**, Certificate of Appropriateness for a sign. No one was present to present the application. KS made a motion to table the meeting until May 1, 2018 at 5:30 PM. MS seconded the motion and the Commission voted in favor 4-0.

**Approve Minutes**

*April 3, 2018-*MS as presented JB seconded 3-0-1 KS abstained as he was not at this meeting.

**Other Business-**MS pointed out that Bagel and Brew has an internally illuminated beer sign in their window on the “brew” side. MS made a motion that JB inform the Building Inspector in writing that there is an internally illuminated sign which is a violation of the bylaw. KS seconded the motion. The Commissioners agreed by a vote of 4-0.

KS stated that there are numerous other violations and did not understand why the Commission was specifically picking only one violation. MS explained that internally illuminated signs are a contentious issue in town and if not acted upon other businesses might follow suit. JB feels that there is a need for the Commission to be vigilant.

*This item was on the agenda, but was not discussed:*

**Guidelines-Continuing Discussion** **in the District**-Work on the concept of making guidelines for signs. Previously discussed at the meetings of December 5th and 19th. Continued to January 16th, but canceled on that date and rescheduled to February 6, 2018. Continued to March 6, 2018, but canceled on that date and rescheduled to March 20th. (At April 3rd meeting, the Commission agreed that this will be a running agenda item for future meetings.)

The meeting was adjourned at 6:10 PM.

Respectfully submitted,

Peggy Ammendola