

Minutes
Historic District Commission
Wednesday, May 2, 2013, 7:00pm
Community Development & Planning Conference Room
Adopted June 27, 2013

Members Present: Harvey Steiner, Linda Sternberg, John Hecker, Kenneth Sheytanian, Carolyn Famiglietti

Staff Present: Christopher Hayward, Daphne Collins

Public Present: (See Sign-In Form)

Steiner chaired.

1. Public Hearing – Certificate of Appropriateness – 19 Palfrey Street – replacement of removed chimney with roofing shingles, Victoria Matiouchina, owner/applicant

Hayward presented information from Mark Reich, the Town's legal counsel, regarding the Rule of Necessity. As abutters to 19 Palfrey, Steiner and Sternberg would have to recuse themselves which would create a lack of quorum. Under State Ethics Laws, since no other entity is authorized to review this matter, the Rule of Necessity can be invoked to allow Steiner and Sternberg to hear and participate in the matter.

Vote: The HDC moved to invoke the Rule of Necessity to allow the review of the Certificate of Appropriateness for 19 Palfrey Street. The motion was unanimously approved.

Victoria Matiouchina, owner of 19 Palfrey Street, noted that she had recently purchased the property which she is renovating. Due to the structural problems revealed during the renovation the project has proceeded into a gut/rebuild. She apologized about removing the chimney, which on the Form B identified it as not visible. It was done as a result of her being unaware of the HDC process and the need for structural support which had been removed by the previous builder. The chimney served no venting purpose. She is proposing that the opening where the chimney once stood be replaced with in-kind roof shingles to match existing ones.

Hecker and Steiner wanted a framed chimney to replace the removed one. Sheytanian commended the property owner for preserving the property. Matiouchina responded that since the chimney was not visible from the public way, as described in the Form B, and the money needed to rebuild the chimney had been spent for the structural repair costs, she urged the HDC to consider her proposal as presented.

Vote: Sternberg moved to approve the proposed work and to issue the Certificate of Appropriateness for the chimney replacement with in-kind roof shingles at 19 Palfrey Street. Sheytanian seconded the motion. The motion was unanimously approved.

2. March Minutes – Approved

Meeting adjourned at 7:30pm