

## **MAY 20, 2024**

The regular meeting of the Newton Historic Preservation Commission was held at the Town Hall on May 20, 2024.

Chairman Porter called the meeting to order at 7:01pm. Chairman Porter stated that proper notice had been given for this meeting in accordance with the "Open Public Meetings Act."

Chairman Porter led the Salute to the flag.

### **ROLL CALL**

Mr. McCabe – present

Mr. Ricciardo – present

Mr. Porter – present

Mr. Banner – present

Mr. Atkinson – present

Also present: Brian Hak, HPC Attorney, Justin Singleton, HPC Planner, Kerry Brown, HPC Secretary

### **ELECTION OF VICE-CHAIRMAN**

Mr. Banner nominated Mr. Ricciardo as the Vice-Chairman for the remainder of 2024. There was no second on the nomination and therefore the nomination failed.

Mr. Atkinson nominated Mr. McCabe as the Vice-Chairman for the remainder of 2024. Chairman Porter seconded the nomination.

AYE: Mr. Atkinson, Chairman Porter, Mr. McCabe, Mr. Ricciardo, Mr. Banner

### **OPEN TO THE PUBLIC**

Brooke Perna, 12 Giancarlo Lane, Newton

Ms. Perna had questions regarding installing a fence in the historic district. Ms. Brown provided Ms. Perna with the information.

Mr. Ricciardo asked about the historic property inventory that is underway and asked if the Commission could be provided with a draft copy.

Ms. Brown stated that she has talked with the Town Manager, Mr. Russo and Mr. Russo has stated that the draft copy is not to be distributed to the Commission until it is reviewed and approved by both the Town Council and State Historic Trust Program.

### **OLD BUSINESS/NEW BUSINESS**

#### **Ashleigh Kays HPC-5-2024 (Continued from April 15, 2024)**

220 Spring Street, Block Lot, Zone T-6

Paint exterior of building, install vinyl siding, replace brick façade with Versetta stone and install awning (work completed).

The applicant, Ms. Kays, requested an extension.

Mr. Ricciardo made a motion to grant an extension for Ms. Kays. Mr. McCabe seconded the motion.

AYE: Mr. Ricciardo, Mr. McCabe, Mr. Banner, Mr. Atkinson, Chairman Porter

**Bolivar Santo, HPC-6-2024**

131-139 Spring Street, Block 8.04, Lot 16, Zone T-6

Repair and replace damaged wood trim and install new vinyl siding on front façade.

Chairman Porter recused himself from the application. Vice Chairman McCabe stepped forward to chair the application.

Susan Ooi, owner of the building

Bolivar Santo, contractor for the applicant

Mr. Hak sworn in Mr. Santo and Ms. Ooi

Mr. Santo stated they made an application to replace the damaged siding and would like to replace with vinyl siding.

Mr. Riccardo stated there is a lot that is not being disclosed. Mr. Riccardo requested that samples be provided.

Mr. Santo stated the replacement siding was a double four inch. Mr. Riccardo information on the proposed windows. Mr. Santo stated the applicant would like to repair and replace the damaged wood soffit. The proposed soffit would be painted white to match. Mr. Santo also stated the replacement siding would match the existing siding and would not be changing the color.

The exhibit

Vice-Chairman McCabe asked if the applicant would be willing to scrape and paint the existing siding. Vice Chairman McCabe stated that The Secretary of Interior Standards recommends that defining characteristics not to be changed. Mr. Santo stated that the applicant would be willing to scrape and repaint the siding to match the existing color (light green). Mr. Santo stated that the damaged portions of the soffit would be removed and replaced with wood and would be painted white to match the remaining soffit. Photographs were marked into exhibit. Mr. Santo stated that he would submit a color sample of the existing siding and would provide a sample of the proposed color. Mr. Santo also stated that they would fix the sills on the windows and would repaint the sills. Mr. Santo stated that they are not proposing any changes to the roof or the store front windows.

The hearing was open to the public. There was no public present.

Mr. Atkinson made a motion to approve the application as presented and with the change that the siding be scrapped and repainted. Mr. Riccardo seconded the motion.

AYE: Mr. Atkinson, Mr. Ricciardo, Mr. Banner, Vice-Chairman McCabe

Chairman Porter came back to the dais.

Chairman Porter wants to know what era or what the Commission is looking for. Chairman Porter would like the Commission to have a document for guidelines.

Mr. Ricciardo stated that the Main Street district of Westfield has a theme and that the Town of Newton should look into doing the same.

Vice-Chairman McCabe stated that 25 years ago, his company prepared a streetscape report for Spring Street. Vice-Chair McCabe said he would provide the copy to the Town so that it can be copied.

A few members had questions regarding properties and updates. Ms. Brown requested that if members are seeking updates on properties, that the members send an email pertaining to the property.

There was also a discussion regarding "stop work orders" and construction permits. Ms. Brown stated that all concerns should be sent to the Town Manager's office.

Vice-Chairman McCabe asked that if the Commission can come up with procedures for applications and hearings and if it can be discussed at the next meeting. It was suggested that we look at other similar towns and their procedures.

Mr. Ricciardo made a motion to adjourn the meeting. Mr. McCabe seconded the motion. All in favor.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,  
Kerry Brown  
Historic Preservation Commission Secretary