

October 17, 2022

The regular meeting of the Newton Historic Preservation Commission was held at the Town Hall on October 17, 2022. Chairman Porter called the meeting to order at 7:05 pm. 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. Porter – present

Mr. Kaplan – present

Ms. Schulte – present

Ms. Ibanez - present

Mr. McCabe – present

Also present: Ms. Diglio, Council representative, Golda Speyer, Conflict Planner (173 Spring Street Emerger Group) and Kerry Brown, Board Secretary

MINUTES

Ms. Schulte made a motion to approve the minutes of August 16, 2022 and September 19, 2022.

Mr. McCabe seconded the motion.

AYE: Ms. Schulte, Mr. McCabe, Ms. Ibanez, Mr. Kaplan, Mr. Porter

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

2022-03

173 Spring Street, Block 8.04, Lot 9

Emerger Group

Exterior improvements/renovations to the rear of the building.

William Haggerty, Attorney for the applicant

Jason Dunn, Professional Planner

Joseph Primiano, Architect

Mr. McCabe sworn in the professionals. Mr. Haggerty gave a brief description of the proposed project. Mr. Haggerty described the existing conditions of the property.

Mr. Primiano described to the Board members the proposed project in detail. He stated most of the work was to be in the rear of the building. Mr. Primiano stated his client would like to transform the space into an outdoor oasis. Mr. Primiano detailed the materials and colors that are being proposed. Mr. Primiano stated that the paver patio area is existing and that the proposed deck would not be enclosed. Mr. Primiano stated that the deck will be visible from the rear parking lot area. Mr. Primiano stated that the upper-level deck will only be accessible

through the restaurant. Mr. Primiano testified that the ground level patio could be accessible from the outside.

Mr. Primiano testified that there will be lighting added to the proposed project. Mr. Primiano explained that there will be recess lighting added to each level of the proposed deck. Mr. Primiano also explained that goose neck lighting would be added. Mr. Primiano testified no spotlights would be shining on the adjacent properties. Mr. Primiano stated that the overall proposed project would be a great addition to the area. Mr. Primiano testified that there are other decks in the area, but not similar in size. Mr. Primiano stated that this is a restaurant with more of an exposed area whereas, the other properties are more residential/mixed-use with smaller decks. Mr. Primiano stated that customers would be able to access the restaurant from the rear area now, making it more esthetical pleasing.

Mr. Primiano stated the front proposed sign would be mounted on the flat canopy on the front. And the proposed rear sign would be mounted above the roof so that when you are in the rear parking lot, you would be able to see the proposed signage. Mr. Primiano stated the proposed colors were black and gold. Mr. Primiano had a few questions pertaining to the calculation of the irregular shaped signage. Mr. Primiano stated that the box calculation for the proposed signage would be large but if the signage was broken down by the actual signage, it would not appear to be as large. There were a few questions regarding the martini glass size. Mr. Primiano stated that he was not aware that the HPC would be reviewing the size of the proposed signage. Mr. Primiano stated that he would submit revised plans with the signage calculation for review. There was a brief discussion on the flat roof material. Mr. Primiano stated that it was a metal roof and not slate. There were a few questions from the Board members regarding the proposed knee wall around the deck. Several Board members stated there are no other closed knee walls in the area. Mr. Primiano stated his client was proposing the knee wall for security reason and for aesthetics due to the outdoor seating area and the elevation difference. There were a few questions regarding the front façade of the building and the position of the siding. Mr. Primiano stated that his client had received prior approval for the front exterior changes. There were a few questions regarding the proposed rear lighting on the upper levels. Mr. Primiano stated the proposed wall sconces would remain. He also stated that there would be no flood lights in the rear of the building. Mr. Primiano stated that the parking lot was Town property and would not be proposing to add any lighting in this area. Mr. Primiano stated this his client would be willing to add lighting to the proposed knee wall for additional lighting and security.

Ms. Speyer went over her reports in detail. There was an issue with the most recent revised plans, as they were not provided to the Town or the professionals. Ms. Speyer stated that she would review the revised plans and provide an updated report.

It was determined that the applicant would revise their plans with all the concerns and comments from the Board and attend the November 21, 2022 meeting if possible.

TRAINING SESSION BY WAYNE MCCABE

The training session was postponed due to lack of technical support.

RESOLUTIONS

2022-02

53 High Street, Block 5.01, Lot 22

53 High Street Associates, LLC

Replace existing slate roof, siding and add new gutters and downspouts.

Motion to approve the resolution was made by Mr. McCabe and seconded by Mr. Kaplan. All in favor.

CORRESPONDENCE/DISCUSSION

There was no correspondence.

OPEN TO THE PUBLIC

There was no public present.

ADJOURNMENT

Motion to adjourn the meeting was made by Ms. Schulte and seconded by Ms. Ibanez. All in favor.

The meeting was adjourned at 8:57 p.m.

Respectfully submitted,

Kerry Brown

Historic Preservation Commission Secretary