

**DESIGN REVIEW BOARD  
DRAFT MINUTES  
January 6, 2016**

Members Present: Don Olson, Nancy Sevchenko, Jack Rossi  
Members Absent: Jeff Bendis, Beverly Humpstone  
Others Present: Marsha Bawden, William Bawden, Eric Nesbitt, Michael Brands

**I. CALL TO ORDER:**

Chair Pro-tem Don Olson called the meeting to order at 4:00 pm.

**II. PUBLIC HEARINGS:**

**A. V-3208-15 William & Marsha Bawden**

The application is for Design Review Approval to allow buildings to remain without shutters. The property is located at 29 Pleasant Street and is zoned Residential High Density / Design Review.

Mr. and Mrs. Bawden presented the application.

The Board reviewed numerous photographs of the buildings with and without shutters.

The owners removed the shutters in 2009 when the buildings were painted. They liked the look of the structures without shutters and decided not to replace them. The shutters are stored in the basement but are in a very bad state of repair.

The Board read a December 21, 2015 letter from the owners listing reasons for not replacing the shutters.

The letter noted:

- The neighborhood is a mixed use area - commercial, service and residential uses. Mellishwood, the Masonic Temple, and the Health Center are directly across the street. Mac's Market is located three doors east and an insurance office is located two doors east. Commercial structures are less likely to have shutters. The Shire Motel is directly across the street from the food store.
- There are a number of homes in the area without shutters. The Mellishwood buildings and the Shire Motel buildings do not have shutters. The applicants shared numerous

photographs with the Board.

- The fenestration of 29 Pleasant Street is not conducive to a pleasing and balanced placement of shutters. Four of the shutters mounted on the front must be overlapped to fit the narrow space between the windows. A chimney on the west side interferes with proper placement of shutters.
- The Design Review regulations refer to the more mixed use specific to the East End and allows a more balanced blend of design in the East End.

In addition to the comments found in the letter, Mr. Bawden stated that the home is a Federal style home built in 1835. He felt the home did not have shutters when originally built. Placement of shutters on this type home is unnecessary and clutters up a clean design. The window spacings show that shutters were not original to the design.

Mr. Bawden felt the residential character of the Village changes at Ford Street. Properties located west of this point have a higher architectural quality than buildings located east of Ford Street.

Mr. Olson noted that overlapping shutters are not uncommon in the Village.

A 19<sup>th</sup> century photo of 29 Pleasant Street shows the shutters overlapping.

Mr. Olson continued, this is not a historic district but is a design control district which does not look at the arbitrary dates of buildings. Being that shutters have been removed from some buildings, makes it even more important that shutters be retained where possible. (CAN YOU REWORD THIS?)

Mr. Olson showed a map of buildings with and without shutters on Pleasant Street. Of the 40 residential scaled buildings, 27 have shutters (67%). An additional 8 buildings have had shutters in the past (18%). Together this would have been a total of 34 buildings with shutters (87%).

The applicants noted their preference for the cleaner look of the building without shutters. The building appears too bulky with shutters.

Mr. Rossi agreed the building as an individual stand alone structure looks fine without shutters. However, when one takes the context of the neighborhood into consideration the home appears out of sync as it is one of a few homes without shutters. He, therefore, agrees with Mr. Olson's statements.

Ms. Sevchenko agreed with Mr. Rossi's statement that the neighborhood context is important.

Mr. Bawden reiterated his thoughts that the Village architecture changes just east of Ford Street which is much more residential in nature.

Mr. Olson noted that although the Shire Motel and Mac's Market interrupt the residential scale, it does extend through to the Sunoco Station.

Mr. Olson also stated issues with fake shutters that are either too small or large for their application. Mounting shutters on bay and or double sets of windows does not work either. Ford Street is still part of the core area of the Village.

The Town Planner clarified that although Pleasant Street east of Ford Street is considered a mixed use area, the East End is the area north and east of Richmond Corners. The East End area is zoned Commercial / Light Industrial whereas 29 Pleasant Street is zoned Residential High Density.

After discussion, the Board agreed the shop building located behind the main house is an accessory building and is not residential. Shutters on this type of building are not as aesthetically pleasing. This is especially true of the shutters placed along the double second story window in the front peak. The building is significantly less visible than the main residential structure.

The Town Planner noted that the Mellishwood buildings' shutters have been removed for well over thirty years although the window hooks are still in place. The shutters at the Shire Motel building have also been removed for a long period of time. State law allows enforcement to go back 15 years only.

Mr. Bawden asked under which set of regulations is his application being considered, those adopted in 2010 or the May 2015 amended version.

The Town Planner noted the application was submitted in December 2015 after the official adoption in May 2015 and therefore comes under the 2015 amended version.

After additional discussion, the Board unanimously recommended the retention of shutters on the main residential building, but would allow their removal from the shop structure located behind as it is an accessory building.

It was noted that both Mr. Bendis and Ms. Humpstone stated support for the retention of shutters via email messages to the Town Planner.

Mr. Nesbitt, a neighbor, was present but did not comment.

### **III. OTHER BUSINESS:**

None

### **IV. NEXT MEETING:**

The next meeting is scheduled for January 20, 2016.

**V. ADJOURNMENT:**

The Board adjourned at 4:45 pm.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner