

2021 JUN -2 PM 3: 14



## Historic District Commission Madaket Advisory Board

Members: Linda Williams (Chair), Tom Erichsen, Brad Fleming, Robert Kucharavy, Bruce Mandel

Alternate: Mark Palmer

### MINUTES

Monday April 26, 2021

*This meeting was held via remote participation (using ZOOM recording feature) Pursuant to Governor Baker's March 12, 2020 Order Regarding the Open Meeting Law.*

#### I. Procedural Business

Call to order. This meeting was conducted via Zoom and called to order by Bruce Mandel at 10:15 am. This meeting was recorded on Zoom video.

Attending members: Robert Kucharavy, Tom Erichsen and Bruce Mandel

Absent members: Brad Fleming, Linda Williams and Mark Palmer

Late arrivals: None

Early Departures: None

**Motion to Adopt Agenda** made by Robert Kucharavy; Seconded by Bruce Mandel.

Roll Call Vote: carried unanimously 3-0// Erichsen, Mandel and Kucharavy - aye

**Approval of Minutes:** April 05, 2021

**Motion to Approve** made by Robert Kucharavy; Seconded by Bruce Mandel

Roll Call Vote: carried unanimously 3-0// Mandel, Erichsen and Kucharavy - aye

#### II. Public Comment

None

**III. New Business – See attached Comment(s)**

| <u>Property owner name</u> | <u>Street address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----------------------------|-----------------------|----------------------|-------------------|--------------|
| 1. Carol Anne Surface      | 47 Warrens Landing    | New dwelling         | 38/54             | BPC          |
| 2. Carol Anne Surface      | 47 Warrens Landing    | Studio               | 38/54             | BPC          |
| 3. Carol Anne Surface      | 47 Warrens Landing    | Pool                 | 38/54             | BPC          |
| 4. Matthew Dwyer           | 11 Mississippi Ave    | Shed                 | 59.4/233          | LINK         |
| 5. Mark Finnegan           | 36 Warren's Landing   | Garage               | 38/44             | BPC          |
| 6. Mark Finnegan           | 36 Warren's Landing   | Gazebo/cabana        | 38/44             | BPC          |
| 7. Mark Finnegan           | 36 Warren's Landing   | Pool                 | 38/44             | BPC          |

**IV. Other Business**

N/A

**V. Adjournment**

Motion to Adjourn made by Kucharavy; Seconded by Erichsen at 10:56 am.

Roll Call Vote: carried unanimously 3-0// Mandel, Kucharavy and Erichsen - aye

Submitted by Cathy Flynn

**Date:** 4/26/21

**Members Present:** MANDEL, KUCHARAVY AND ERICHSEN

**Applicant:** Carol Anne Surface                      **BPC (Agent not present)**

**Address:** 47 WARRENS LANDING

**Scope of Work:** NEW DWELLING

**Historic information/known history:** (X) Non-Contributing    () Contributing    () Individually significant

**Comments:** () Incomplete application    () Historical information needed    () No Concerns    () Recommend View

() Does not meet guidelines    (X) Not appropriate    *(As noted below)*

**Comments/Recommendations:**

- Very tall/long- over powering
- Madaket Area Plan limits height to 25' Main/22' secondary dwelling
- Height of cupola not indicated on plans. inquired about SDL's. Too large for rural Madaket. Visible From Warrens Landing Road
- 2/2 should be 6/6

**Motion to accept comments/recommendations** made by BM; Seconded by RK

3-0// Kucharavy, Mandel and Erichsen- aye

**Date:** 4/26/21

**Members Present:** MANDEL, KUCHARAVY AND ERICHSEN

**Applicant:** Carol Anne Surface                      **BPC (Agent not present)**

**Address:** 47 WARRENS LANDING

**Scope of Work:** STUDIO

**Historic information/known history:** (X) Non-Contributing ( ) Contributing ( ) Individually significant

**Comments:** ( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines ( ) Not appropriate *(As noted below)*

**Comments/Recommendations:**

- questioned equip room for pool- not indicated on elevations- only floor plan  
Is it open or screened.
- West, East and South horizontal/vertical boards - would like better description

**Motion on comments/recommendation** made by TE; Seconded by BM  
3-0 // Erichsen, Kucharavy and Mandel - aye



**Date:** 4/26/21

**Members Present:** MANDEL, KUCHARAVY AND ERICHSEN

**Applicant:** Carol Anne Surface                      BPC (Agent not present)

**Address:** 47 WARRENS LANDING

**Scope of Work:** POOL

**Historic information/known history:** ( X ) Non-Contributing ( ) Contributing ( ) Individually significant

**Comments:** ( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines ( X ) Not appropriate *(As noted below)*

**Recommendations:**

- visible from WLR
- questioned light pole on site plan because it is visible from street concerned with architectural nature of light pole is it "down-lit"?
- more detail due to topography of lot and visibility from WLR- Buffering should be indigenous and mature, is pool raised off ground, walls, etc.?
- More detail on pool, more design information; elevation and materials. Screening of pool to the street. Planting detail

**Motion on comments/recommendations:**

Motion to accept comments/recommendations made by TE; Seconded by RK  
3-0// Kucharavy, Mandel and Erichsen- aye

Date: 4/26/21

Members Present: BRUCE MANDEL, TOM ERICHSEN AND ROBERT KUCHARAVY

Applicant: MATTHEW DWYER – not present

Address: 11 MISSISSIPPI AV

Scope of Work: SHED

Historic information/known history: (X) Non-Contributing ( ) Contributing ( ) Individually significant

Comments: ( ) Incomplete application ( ) Historical information needed (X) No Concerns ( ) Recommend View

( ) Does not meet guidelines ( ) Not appropriate (As noted below)

Recommendations:

- No Concerns
- Needs window and door schedule

Motion on comments/ recommendations:

Motion to accept comments/recommendation to add window and door schedule as a condition of approval made by RK;  
Seconded by TE  
3-0 // Erichsen, Kucharavy and Mandel - aye

Date: 4/26/21

Members Present: MANDEL, ERICHSEN, KUCHARAVY

Applicant: MARK FINNEGAN BPC- not present

Address: 36 WARREN'S LANDING RD

Scope of Work: GARAGE

Historic information/known history: ☒ Non-Contributing ☐ Contributing ☐ Individually significant

Comments: ☐ Incomplete application ☐ Historical information needed ☒ No Concerns ☐ Recommend View

☐ Does not meet guidelines ☐ Not appropriate *(As noted below)*

Recommendations:

- No Concerns

Motion on comments/recommendations:

Motion to accept comments/recomendation made by RK; Seconded by TE

3-0// Kucharavy, Mandel and Erichsen- aye



Date: 4/26/21

Members Present: BRUCE MANDEL, TOM ERICHSEN AND ROBERT KUCHARAVY

Applicant: MARK FINNEGAN BPC- not present

Address: 36 WARREN'S LANDING RD

Scope of Work: GAZEBO/CABANA

Historic information/known history: ( X ) Non-Contributing ( ) Contributing ( ) Individually significant

Comments: ( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines ( X ) Not appropriate (As noted below)

Comments/Recommendations:

- Visible from three traveled ways- questioned screening.
- Suggests mature/ indigenous screening
- Pictures are not labeled
- more info on pool equip room and how its buffered
- fence shown- more information needed

Motion on comments/recommendations:

Motion to accept comments/recommendations made by TE; Seconded by RK  
3-0// Erichsen, Kucharavy and Mandel- aye



Date: 4/26/21

Members Present: MANDEL, ERICHSEN AND KUCHARAVY

Applicant: MARK FINNEGAN not present

Address: 36 WARREN'S LANDING RD

Scope of Work: POOL

Historic information/known history: (X) Non-Contributing ( ) Contributing ( ) Individually significant

Comments: ( ) Incomplete application ( ) Historical information needed ( ) No Concerns ( ) Recommend View

( ) Does not meet guidelines (X) Not appropriate (As noted below)

Comments/Recommendations:

- Looking for tall buffer area- pool is close in proximity to street. More info
- Suggests relocate on lot
- more mature, taller indigenous buffer
- more info on elevations of fieldstone wall- only picture shows a pallet of stone

Motion on recommendations:

Motion to accept comments made by RK; Seconded by TE

3-0 // Erichsen, Kucharavy and Mandel - aye