



East Greenwich Historic District Commission

Wednesday, February 9, 2022

6:30 PM

Virtual Meeting Via Video- and Tele- Conferencing ONLY

Due to the Omicron Variant Surge, and Pursuant to Governor McKee's Executive Order 22-01, issued January 6, 2022, this Meeting will be Virtual Only.

DATE OF POSTING: February 1, 2022

REVISED POSTING: February 4, 2022

EAST GREENWICH HISTORIC DISTRICT COMMISSION AGENDA

When: **Wednesday, February 9, 2022** at 6:30 PM

Topic: HISTORIC DISTRICT COMMISSION Remote Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87022524906>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 (312) 626-6799 (Chicago area) or +1 (929) 205 6099 (New York area) or
+1 (877) 853-5257 (Toll Free) or +1 (888) 475-4499 (Toll Free)

Webinar ID: **870 2252 4906**

The Docketed Applications & Relevant Materials for each hearing are
available for review at:

<http://www.eastgreenwichri.com/648/Current-Projects>

Historic District Commission Hearings – 6:30 PM

1. **Christine Zenga**
28 King Street; Map 85 AP 1 Lot 41
Proposed Work: Window Replacement for Dwelling Units located on the East Side of the Structure – FINAL
(Continued from the November 10, 2021 and December 8, 2021 meetings)
2. **Dino & Mikaela Caparco**
48 Prospect Street; Map 75 AP 2 Lot 206
Proposed Work: Two-Story Addition (includes a two-car garage with home gym on the second floor) to be located attached to the northeast section of the existing structure – FINAL
3. **Adam Park of Marshall Building & Remodeling representing Lucas Wilbur**
33 Marlborough Street; Map 85 AP 1 Lot 47
Proposed Work: Replace a total of five (5) windows – four basement windows and one second floor bathroom window; replace all three (3) entry doors – FINAL
4. **Joseph Mollicone representing the East Greenwich Yacht Club**
10 Water Street; Map 85 AP 1 Lot 387
Proposed Work: Replace four (4) second floor windows, located on the south, east and north elevation with the north window to be reduced in size – FINAL
Proposed Work: Add a 11.4'x8.4' addition to the north elevation first floor – Conceptual
5. **Pamela & Wayne Johnson**
74 Division Street; Map 85 AP 1 Lot 269
Proposed Work: Removal of two windows on the first floor; existing windows are located on the west and south elevation of structure – FINAL
6. **Brianna Galmiche**
78 Spring Street; Map 85 AP 1 Lot 325
Proposed Work: Replace a total of seven (7) windows – six of the windows are located in the lower elevation/basement and one window is located on the main floor (west elevation) – FINAL

7. **Robert & Niki Greene**
35 Spring Street; Map 85 AP 1 Lot 306
Proposed Work: Modifications & Renovation to Existing Accessory Structure – add windows and door to the south and east elevation of structure – FINAL
8. **Libby Bancroft & Dan Pettersson**
162 Peirce Street; Map 75 AP 1 Lot 190
Proposed Work: Installation of 23 Rooftop Solar Array Panels on the South, West, and East Side Roof of the Home- FINAL
9. **Pam Unwin-Barkley representing Patricia Cardi**
30 Rector Street; Map 85 AP 1 Lot 414
Proposed Work: Construct a 24'x26.6' Addition to the West Side of the Existing Residence, Match all Finishes, Doors & Windows to the Existing Conditions; Replace Existing Wood Fence for a Wrought Iron Fence – FINAL
10. **Pamela Unwin-Barkley representing John & Andrea O'Connor**
93 Prospect Street; Map 74 AP 2 Lot 191
Proposed Work: Complete demolition of Detached Garage and replace with a two-bay attached garage with second floor storage and a first-floor guest room; extend depth of the side porch and repair front porch due to water damage and replace the sill on the north and south elevation of home– FINAL
11. **Adam Vanacore of Innovative Design Concepts, LLC representing Jeffrey & Leah Mega**
98 Mawney Street; Map 74 AP 2 Lot 181
Proposed Work: Demolish the existing detached garage and Replace with a 26'D x 34'W x 20'-4"H Garage – CONCEPTUAL
12. **Thomas Gerald, LLC**
67 Queen Street; Map 85 AP 1 Lot 117
Proposed Work: New Construction of one duplex (2 unit) dwelling and Conversion of the Existing two-unit structure into one (1) dwelling unit – FINAL
13. **Gerald Zarrella Jr.**
78 Long Street; Map 85 AP 1 Lot 120

Proposed Work: Exterior Renovation to include the Addition of a Rear Covered Porch, Addition of Two Shed Dormers, Siding to be Replaced in Kind – FINAL

14. Gerald P. Zarrella & Debra N. Zarrella

22 Castle Street; Map 85 AP 1 Lot 116

Proposed Work: New Construction of One (1) New Dwelling along with Rehabilitation of Existing Dwelling – CONCEPTUAL

15. Dustin Slocum representing 20 Water Street Parking, LLC

110 King Street; Map 85 AP 1 Lot 91

Proposed Work: Exterior Building Renovations for Conversion to a Boutique Hotel; Minor Modifications, Replace Windows & Doors; and Repair/Replacement in Kind - CONCEPTUAL

Historic District Commission Business - After Hearings

1. Minutes: Review and approval of the May 12, 2021, June 9, 2021, July 14, 2021, September 9, 2021, October 13, 2021, November 10, 2021, December 8, 2021 and January 12, 2022 meeting minutes.
2. Determination & Identification of two (2) HDC “referees” for One James Street; Map 84 AP 2 Lot 264. The HDC issued a Certificate of Appropriateness on January 12, 2022 for the construction of a single-family residence with several conditions to be refereed.
3. Discussion & Clarification regarding the HDC’s interpretation of the “front” versus the “rear” of the structure for property being located at 11 Lion Street; Map 85 AP 1 Lot 395. A Certificate of Appropriateness was issued on September 9, 2021 for an Exterior Renovation.
4. Discussion of Notice Provisions for HDC applications.
5. COMMISSIONER REPORTS: Commission members may report on cases where they have been appointed as Referee, and refer observations or possible violations that they have observed to staff. Any substantive discussion of any such Report shall require addition to the Agenda by motion.

Adjourn

INSTRUCTIONS TO ACCESS THE MEETING

The information provided is to assist board members, applicants and their representatives, residents and other interested parties with the technical information necessary to participate.

The Town has chosen to use a video conferencing product called ZOOM for hosting local public meetings during the current health emergency. Zoom is available as an app – you can download it your smart phone or personal computer for free. (Deluxe “for-a-fee” versions also exist and many of you may already be using those in your own personal or business dealings.) You will also have the low-tech option of simply phone dialing-in for audio-only.

Attendees are encouraged to test their internet connection and audio capabilities in advance of the meeting. Please use the following link for detailed information from Zoom on how to test your equipment:

<https://support.zoom.us/hc/en/-us/articles/115002262083>

We strongly encourage you to access the meeting visually – for obvious transparency reasons, so you can see Board members and applicants – but also because the presentations will be on-screen (plan sets and related reports) to round out your understanding of what is being considered.

To be clear, you do not have to have a Zoom account to attend a Zoom meeting. You may wish to create an account, but that is not required to participate in the Town’s “virtual” public meetings. We hope you will join us via Smartphone, tablet, laptop, or computer as this option enables you to view the Board and presenters in a gallery view and to see all application materials presented on your screen. If accessing the meeting this way, you will be prompted to download the software. You can get to the meeting by either clicking the hyperlink in the posted agenda (available via the Town’s or Secretary of State’s Website) OR -

Go to Zoom.us and Simply Click on “Join a Meeting”.

When you go to the Zoom website, you will be prompted to either JOIN or DOWNLOAD the Zoom tool. Note the download will require a second step to install the application. This is a personal choice.

Enter this Webinar/Meeting ID: 870 2252 4906

(The meeting ID will be different for every zoom meeting/webinar you join. The meeting ID above is specific to the Wednesday, February 9, 2022 HDC meeting.)

To join you will be asked for your name and email. Your name is all that is required.

You will be asked if you want to join the meeting audio via computer audio, or via telephone. Use of computer audio is recommended, if enabled on your device, however you can also use your telephone for audio. When you enter the meeting room, your phone will be muted. You will be able to see members and participate when called on for public comment. If you would like to speak when the Chair opens the floor for public comment, use the ‘raise your hand’ icon in the Zoom platform, located toward the bottom of the screen. You will be recognized to speak and can share your comments via audio when recognized. You will be prompted on your screen to unmute yourself and you will be required to state your name for the record.

If Accessing the Meeting By Telephone:

If you do not wish to or if you do not have a device capable of accessing the internet-based Zoom meeting, you may use your telephone – land line or cellular - for audio-only access to the proceedings.

Dial this number to join: +1 929 205 6099

Alternative phone numbers can be used if necessary (if the line rings busy, for example):

+1 312 626 6799 (Chicago); or +1 346 248 7799 (Houston);
or +1 669 900 6833 (CA); or +1 301 715 8592 (Maryland).

Enter this Webinar/Meeting ID: 870 2252 4906

Then press # and then # again (there are no “Participant ID’s”).

When you join the meeting, your phone will be muted.

At the appropriate time, the meeting will be open for questions and comments. During the public comment portion of the meeting, anyone who wishes to be heard will be allowed to speak. Only one commenter at a time will be allowed to speak to ensure the comment is clearly heard and recorded. To be recognized, you will need to “raise your hand”. Dial ***9** to ‘raise your hand’ and be recognized to speak. Dial ***6**

to unmute your telephone; and when done speaking, dial ***6** again to mute yourself. All speakers will be required to state their name for the record.

For Scheduled Historic District Commission Hearings
Accessing applications, site plans and other documents:

All materials submitted for consideration will be made available on the Town's website well in advance of the scheduled meeting. You will want to visit the Planning Department's page via the 'eastgreenwichri.com' site. There you will see a sidebar heading called "Current Projects" where all relevant materials are placed and labeled. {To get to this location directly, please go to: <http://www.eastgreenwichri.com/648/Current-Projects> } Alternatively, once the agenda for the meeting is posted online, hyperlinks to the relevant application materials will be inserted for ease of access.

Please do not hesitate to call the Planning Department at 401-886-8645 or 401-886-886-8643 or contact Lea Anthony Hitchen at lhitchen@eastgreenwichri.com if you need help viewing any information.

All interested parties who anticipate participating in this meeting are strongly encouraged to contact the Planning Department at 401-886-8645 or 401-886-8643 in advance. This is especially true if you expect to present evidence during the meeting (photographs, petitions, or other documents) as these will need to be officially entered into the record and marked appropriately as exhibits. Your cooperation is greatly appreciated.

Remember, you do not have to have a webcam to join a Zoom video conference or meeting. You will still be able to use your computer, laptop, etc. for access but will not be able to transmit your video. However, you **will** be able to listen to the proceedings and view any screen sharing.

Basic Zoom Audio Troubleshooting:

If you are recognized to speak, but cannot be heard in the Zoom meeting, please use the following steps to troubleshoot your computer audio or telephone connection.

- Ensure your microphone or telephone is unmuted. Remember on a phone, ***6** toggles the mute/unmute feature. For users joining the meeting via

computer video conference, you will find your 'mute' control in the lower left corner of the Zoom meeting screen.

- If you still cannot be heard and have joined by computer audio, you may need to switch to a telephone to improve the audio connection. Click on the 'drop-down' menu located beside the 'mute' control on the screen to change your audio connection to telephone. Use the information that pops-up on the Zoom screen to join the meeting using a telephone. You will need to **enter the meeting id** after calling the phone number.
- If you are still unable to be heard, you may need to disconnect from the Zoom meeting and rejoin. If you continue to have trouble during the meeting, you will need to use the 'Q&A' function on the Zoom screen to inform the Meeting Host that you cannot be heard.