**Community Preservation Panel Regular Meeting Minutes, May 6, 2015**

**Present:** Chair Chris MacCormick, Jeff Blum, Dan DiSanto (7:10pm), Ed Easter (7:13pm), and Claire Morehouse

**Others Present:** Village Clerk Ann Balloni, Robin Driskel, Sue Edinger, Beth Estes, Marnie Fessenden, Scott Heinekamp, Laura Holland, Silas MacCormick, and Katie Osborn

**Call to Order:** Chair MacCormick called the meeting to order at 7:02 pm.

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Blum, seconded by Morehouse, the CPP voted to approve the March 4, 2015 CPP minutes.

AYES: MacCormick, Blum, and Morehouse

NAYS: None

Motion carried.

**Announcements:** Chair MacCormick reminded the committee members to please review project applications ahead of the meeting and consult with the code/zoning officers on Monday evenings as necessary.

**Old Business:** Marnie Fessenden and Scott Heinekamp from the Aurora Library Preservation Committee requested that the CPP reconsider their decision to deny replacement of the slate steps to the library. The replacement of the steps was part of a three part project (Application #13-28) reviewed at the September 4, 2013 CPP meeting. At that meeting the committee determined the following:

On motion by DiSanto, seconded by Morehouse, the CPP voted to approve the replacement of the Aurora Free Library/Morgan Opera House pad and walkway, but would like Mr. Heinekamp to discuss other options with regard to the steps with the Library Preservation Committee and report back to the CPP at a future meeting.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Ms. Fessenden presented photos (attached) showing further deterioration of the steps and consulted with stone masons who confirmed the steps were disintegrating. Mr. Heinekamp explained that the steps were delaminating “like a deck of cards” and crumbled with movement or realignment.

Chair MacCormick advised Ms. Fessenden and Mr. Heinekamp to submit a new application as the time has lapsed since the original was filed. Ms. Fessenden and Mr. Heinekamp agreed.

**New Business**

**Application #15-10 from Katie Osborn for new shutters at 535 Main St (Tax Map #181.08-1-11)**

Ms. Osborn submitted before and after photos of her home, currently without shutters, and a mock up with black shutters. CPP member Jeff Blum questioned why the committee was reviewing a minor renovation and suggested exempting similar future projects in the new village zoning law.

On motion by DiSanto, seconded by Easter, the CPP voted to approve Application #15-10 as submitted.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Chair MacCormick issued the applicant a Certificate of Appropriateness.

**Application #15-11 for a demolition/new construction from Robin Driskel and John Haggerty at 513 Main St (Tax Map #181.08-1-20)**

Ms. Driskel submitted preliminary plans of the proposed new house but Chair MacCormick explained that the committee has to first schedule a joint public hearing with the Village Planning Board for review of the demolition application. Following the determination of the demolition, the committee will then review the proposed new construction.

CPP member Dan DiSanto noted that the north side elevation was not included in the preliminary plans and informed the applicant that the committee requires all elevations be submitted for a complete application.

On motion by Morehouse, seconded by Blum, the CPP voted to schedule a joint public hearing with the Village Planning Board on June 3, 2015 for consideration of Application #15-11 for a demolition permit.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

**Application #15-12 from the Inns of Aurora for an alteration of an accessory building at 396 Main St (Tax Map #181.16-1-7)**

Inns of Aurora General Manager, Sue Edinger, explained that the north barn on the Taylor House property will house a generator to serve Wallcourt and Taylor House in the event of a power outage. Louvres, matching the grey exterior, will be added to the north side of the building as well as an exhaust vent on the roof.

Chair MacCormick commented that it is a rather nice building for housing a generator and Ms. Edinger remarked that housing the generator elsewhere on the property enclosed by a fence greatly retracted from the beauty of the properties. Inns of Aurora Project Engineer, Beth Estes, noted that the generator will take up about 25% of the building space.

On motion by DiSanto, seconded by Morehouse, the CPP voted to approve Application #15-12 as submitted.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Chair MacCormick issued the applicant a Certificate of Appropriateness.

On motion by Morehouse, seconded by Blum, the CPP voted to adjourn the meeting at 7:35 pm.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

**Next Meeting:** June 3, 2015

Respectfully submitted,

Ann Balloni

Village Clerk