**Community Preservation Panel April 4, 2018 Meeting Minutes**

The meeting was held at the Aurora firehouse meeting room at 7:00 pm

**Present:** Chairperson Chris MacCormick, Jeff Blum, Ed Easter and Claire Morehouse

**Absent:** Richard Kegler

**Others Present:** Clerk Ann Balloni, Historian Dr. Linda Schwab, ZBA member Laura Holland, Wells College Facilities Manager Brian Brown, Architect Kathleen Connelly and Contractor Doug Wood

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

**Changes to the Agenda:** No changes

**Approval of Minutes:** On motion by Mr. Easter, seconded by Ms. Morehouse, the CPP voted to approve the March 7, 2018 minutes.

AYES: Blum, Easter, MacCormick and Morehouse

NAYS: None

Motion carried unanimously.

**Announcements:** Mr. MacCormick discussed the CPP’s role regarding preservation of historic storefronts within the village. Members reflected on the number of former retail establishments housed in buildings owned by the Inns of Aurora that now contain support facilities specific to the Inns.

Mr. MacCormick noted past diverse businesses as part of the village character and suggested that the panel consider ways to retain/revive that community identity. Ms. Morehouse questioned how that would be accomplished and Mr. MacCormick replied that he plans to address the idea with the village board of trustees if the panel is in favor. Mr. MacCormick then questioned each panel member individually:

Blum: AYE

Easter: AYE

Morehouse: AYE

Mr. Blum questioned the status of the re-building of the tech-built houses that were removed from 457 and 459 Main St. Dr. Schwab responded that the owners have not begun the rebuilding process yet due to cost and worker constraints. Dr. Schwab reminded the panel that there are two men involved with the project and it is a “labor of Love.”

Mr. Blum expressed concern that the panel may not be notified of the follow-up/completion of the project. Dr. Schwab referred to the Planning Board Site Plan Permit resolution which states:

“IT IS HEREBY FURTHER RESOLVED, that upon a motion made by Planning Board Member Zimdahl and seconded by Planning Board Member Sheradin, and after an affirmative vote of a majority of the Members present, as is recorded below, the Village of Aurora Planning Board hereby approves Applicant’s special use permit application subject to the following conditions:

1. The structures to be disassembled and relocated shall be catalogued and photographed in a manner and format reasonably approved by the Village Historian upon consultation with SHPO.”

**Visitor Welcome:** No comments

**Old Business**

**Application #18-01 from Christine Brennan for a modification to new windows at 359 Main St (Tax Map #181.16-1-20)**

Architect Kathleen Connelly explained the following revisions to the application:

* Raise the sills 18”
* Replace two windows on the north addition and add muntins
* Add a window to the west elevation
* Replace French doors with two windows
* Decided against replacing the shutters as they are not original to the building and are decorative as opposed to functional

On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve the modifications to Application #18-01 as submitted.

AYES: Blum, Easter, MacCormick and Morehouse

NAYS: None

Motion carried unanimously.

**New Business**

**Application #18-09 from Brian Fitzgerald for replacement of a porch at 536 Main St (Tax Map #181.08-1-10.1)**

The panel reviewed plans for a 19’6” x 14’ porch including four columns and a gabled roof. The panel expressed concern with the design as incompatible with the ranch style of the house. Mr. MacCormick also noted that the measurements on the drawings submitted don’t match the proportion of the house.

Mr. MacCormick called Mr. Fitzgerald for clarification and informed Mr. Fitzgerald that the review is tabled to the May 2, 2018 CPP meeting, pending revised plans. Mr. MacCormick also reminded Mr. Fitzgerald that he is on the agenda for the April 25, 2018 planning board meeting.

**Application #18-10 from Wells College for renovations to Glen Park dorm at 170 Main St (Tax Map #193.05-1-1)**

Mr. Brown reviewed the paint choices with the panel (gray to match the limestone, dove white for the interior and Wells red for the doors) and noted that he consulted with Ms. Morehouse on appropriate colors ahead of the meeting.

On motion by Mr. Blum, seconded by Mr. Easter, the CPP voted to approve Application #18-10 as submitted.

AYES: Blum, Easter, MacCormick and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Application #18-11 from Wells College for renovations to Richmond House at 19 Wells Rd (Tax Map #182.17-1-50)**

Mr. Brown explained plans to replace the metal roof with shingles that are similar to the original shingled roof.

On motion by Mr. Easter, seconded by Mr. Blum, the CPP voted to approve Application #18-11 as submitted.

AYES: Blum, Easter, MacCormick and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicant a Certificate of Appropriateness.

**Historian Update:**  Dr. Schwab submitted materials (attached) outlining her priorities for building/property preservation in the village. Included are opinions for:

* Glen Park (Wells College, 170 Main St)
* Walter Wood Law Office (348 Main St)
* Roswell Franklin Site (491 Main St)
* Former Randi & Steve Zabriskie house (441 Main St)
* Taylor House (396 Main St)

Dr. Schwab noted that the Walter Wood Law Office is in danger of “demolition by neglect” despite repeated requests to the owner, Pleasant Rowland, to implement minimal measures to prevent further deterioration. Mr. MacCormick suggested consulting with the village code enforcement officer and offered to address the issue with the Inns of Aurora.

Dr. Schwab also referred to the expectation of applications from the Inns of Aurora for their properties at 491 Main St, 441 Main St & 396 Main St and encouraged thoughtful consideration when reviewing her suggestions.

**Adjournment:** On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to adjourn the meeting at 8:35 pm.

AYES: Blum, Easter, MacCormick and Morehouse

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk