

**DRAFT**

**Community Preservation Panel November 6, 2019 Meeting Minutes**

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

**Present:** Chairperson Chris MacCormick, Jeff Blum, Jim Burkett, and Claire Morehouse

**Others Present**

**Village Officials:** Clerk Ann Balloni, Planning Board member Pat Foser, ZBA member Laura Holland and Historian Dr. Linda Schwab

**Members of the Public:** G. Alan Clugston, Silas MacCormick and Todd Zwigard

**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. Blum, seconded by Ms. Morehouse, the CPP voted to approve the October 2, 2019 minutes.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

**Announcements:** Mr. MacCormick informed the Panel that Mayor Bennett is unable to discuss mandatory training with them this evening.

Ms. Morehouse announced that she is working on formalizing a paper on house styles in relation to the Historic District and offered to do a training session along with Dr. Schwab when it is complete. Mr. MacCormick will confer with Mayor Bennett.

**Visitor Welcome:** Mr. MacCormick welcomed all visitors and there were no comments.

**Old Business:** No Old Business was discussed

**New Business**

**Application #19-29 from Lisa Ryerson to construct a new porch at 280 Main St (Tax Map #182.17-1-22) - Consultation**

Mr. Zwigard submitted revised architectural plans in response to the CPP and Dr. Schwab's concerns, voiced at the October meeting. Mr. Zwigard noted that the revised plans are more reflective of the Federal Style of the house and the total square footage for the project is 1200. Mr. MacCormick and Dr. Schwab noted that the directional elevations on the plans are mislabeled. The noted south elevation is west, and the noted west elevation is north. Mr. Zwigard will make the corrections.

Changes include:

- An unattached gazebo
- North side window changed to a door to access the gazebo
- Veneer stone under the gazebo to match the foundation
- Translucent covered arbor
- Tapered pillars
- Existing south porch modified to match the new porch

The CPP and Dr. Schwab agreed that the revised plans are much improved, but they did comment on a few remaining concerns. Mr. MacCormick referred to an email (attached) from Dr. Schwab outlining her thoughts and the Panel members added their recommendations.

**Location of the gazebo:** Dr. Schwab and Ms. Morehouse felt the gazebo obscured the façade of the original structure and should be moved further north. Mr. MacCormick opined that the location is dimensionally appropriate, and Mr. Zwigard defended the location based on simple access and symmetry.

**Arbor:** Dr. Schwab and Ms. Morehouse noted the inconsistency of the arbor with the style of the house. Mr. MacCormick remarked that additions are often inconsistent.

**Tapered columns:** All agreed that squared, non-tapered columns are more appropriate.

**Roof pitch:** Dr. Schwab noted that the three proposed roofs (gazebo, front doorway, southside porch) are much shallower than the house roof, though further noted that the house roof is quite steep and would be difficult to duplicate. The panel recommended a steeper pitch, though not as steep as the house roof.

**Southside porch:** The Panel questioned the need for egress and Mr. Zwigard will address with the Village Code Enforcement Officer.

**Front steps walkway:** Mr. Burkett questioned if a sidewalk was planned to lead up to the front steps and Mr. Zwigard replied that the steps lead down to the lawn and the front entrance is more “ceremonial”. Dr. Schwab noted that there is evidence of a prior sidewalk.

**Veneer stone:** Ms. Morehouse questioned if the veneer facing will look “fake” and Mr. Zwigard replied that it is dependent on the talent of the mason but that it shouldn’t look fake.

Discussion on Application #19-29 is tabled to the December 4, 2019 meeting.

**Adjournment:** On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to adjourn the meeting at 8:05 p.m.

AYES: Blum, Burkett, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk