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Community Preservation Panel May 6, 2026, Regular Meeting Minutes

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

Present: Chairperson Jim Burkett, Jeff Blum, Claire Morehouse, Julia Rossmann, and John Wendler (7:04)

Others Present: Clerk Ann Balloni, local resident Ethan Wilson, and contractor Doug Wood

Call to Order: Mr. Burkett called the meeting to order at 7:02 p.m.

Approval of Minutes: On motion by Morehouse, seconded by Blum, the CPP voted to approve the March 4, 2026, Public Hearing and Regular Meeting Minutes.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

ABSENT: Wendler

Motion carried.

Changes to the Agenda: No changes

Announcements: No announcements

Old Business: No Old Business

New Business

Application #26-08 from Diane Sonnenstein for an addition at 355 Main St (Tax Map #181.16-1-21)

Doug Wood, contractor for the applicant, described constructing a deck on the lakeside (west) of the cottage, steps to grade on the north side of the deck, a hot tub, and landscaping. Mr. Wood noted that due to the March 31 flooding, the landscaping plans may change to attempt to divert the rainwater away from the cottage. Additionally, Mr. Wood explained that an agreement is needed with the neighbor to the south due to the cottage sitting on the property line.

Mr. Burkett raised the question that the project may need to go to the Planning Board for approval and advised Mr. Wood to meet with the Planning Board chairperson and Code Enforcement Officer. Additionally, it was noted that the project may require an area variance because of the proximity to the neighbor to the south.

Mr. Burkett also noted that the application requires both Mr. Wood and Ms. Sonnenstein's signatures as well as an authorization letter from Ms. Sonnenstein that Mr. Wood is her representative for the review process. A project narrative is also required for the file and Mr. Burkett added that the project does require a public hearing.

On motion by Wendler, second by Morehouse, the CPP voted to schedule a Public Hearing for Application #26-08 on June 3, 2026, at 7:00 p.m.

AYES: Blum, Burkett, Morehouse, Rossmann, and Wendler

NAYS: None

Motion carried unanimously.

Application #26-10 from Ethan Wilson for a replacement and repair of a roof and porch at 28 Cherry Ave (Tax Map #182.13-1-17.1)

Mr. Wilson described an 1880s era house, and he is replacing the wood porch with composite material and replacing the metal roof with fiberglass shingles.

On motion by Morehouse, second by Blum, the CPP voted to approve Application #26-10 as "Replacement-in-Kind" per the Village Zoning Law, section 7.04.

Adjournment: On motion by Wendler, seconded by Blum, the CPP voted to adjourn the meeting at 7:22 p.m.

AYES: Blum, Burkett, Morehouse, Rossmann, and Wendler

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk

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