

**Westport Historical Commission  
June 12, 2023 Meeting  
at Town Hall Annex**

Present were Commission Chair Rud Lawrence (RL), members Caroline Bolter (CB), Beverly Schuch (BS), Bill Kendall (BK) and Deborah Ciolfi (DC).

1. The meeting was called to order by the chair at 6 p.m. with the above members present.
2. Minutes: The May 22, 2023 meeting minutes were reviewed. CB made a motion to approve the minutes as presented, seconded by DC. The motion passed on a 5-0 vote.
3. Treasurer's Report: None. The Chair read the Treasurer's request that Trust Fund monies be used to cover the deficit in certain Commission accounts. He confirmed that the action is proper under Commission operating guidelines if approved by a majority vote, and read the proposed motion to pay specific expenses incurred or expected by the end of the fiscal year.  
BS made the motion that the Historical Commission authorizes the use of funds from the Westport Historical Commission Trust Fund to pay the following expenses to the extent they exceed the remaining balance in the Historical Commission Account for Fiscal Year 2023: \$206.25 to Robert Barboza for his invoice dated June 7, 2023; \$184.50 to East Bay Media for their invoice dated May 18, 2023; any expenses for the services of Robert Barboza and/or East Bay Media Group invoiced between June 8, 2023 and June 30, 2023. Second by BK. The motion passed on a 5-0 vote.

6:05 p.m. Public Hearing on Certificate of Appropriateness for 2040 Main Road –Architect Christopher Wise reviewed the revisions to plans submitted by client David Joncas for renovations to the 18<sup>th</sup> century cottage. The new plans do not include the addition of a dormer. The proposed work includes raising the building by one foot and reproducing the stone foundation; restoring the north face of the building; installing new aluminum clad double hung windows on the south side; and restoring a door and window on the west face, where two new windows would be installed. French doors are proposed for the east side.

The Chair read a letter into the record from abutters, the Long family, supporting the proposed renovations and repairs. Main Road resident Sharon Connors suggested that the French doors were not appropriate for the historic district, and asked for details on the replacement windows. Mr. Wise indicated the 6-over-9 format would be duplicated for the replacement windows where they exist, and others would be 6-over-6 with plank frames. Main Road resident Suzanne Carter Peck voiced concerns about the change in appearance that would result from the proposed work. Mr. Wise showed photos of banks of windows and French doors currently existing on different houses in the district. BK suggested that as most facades would be "preserved" with these revisions, he was willing to support the French doors. BK made a motion to approve the plans as revised, with the use of the 6-over-9 replacement windows. Seconded by CB, the motion passed on a 4-0-1 vote, with BS abstaining. BK and RL were designated as monitors for the project.

6:10 p.m. Public Hearing on Certificate of Appropriateness for 2038 Main Road – Demolition of current additions at the rear (E side)of the housing, and replacing them with a substantial new two-story addition. Architect Christopher Wise detailed revisions to original plans to demolish the rear additions and rebuild a two-story addition with Pella windows and all architectural trim details to match the existing structure. The revisions see the 30-foot addition reduced by two feet, and the roof stepped

down from the original height. The Chair read a letter from Sharon Connors citing Chapter 40C of state law requiring Historical Commissions to preserve and protect the appearance of historic buildings. She suggested that the size of additions should suit the lot size, complement the existing structure, and also be complimentary to neighboring homes. Resident David Cole also suggested that the south side addition would substantially change the character of the house, and should not be permitted. BS asked for the opinions of abutters. Abutter Jeffrey Wade said the revised plans were more acceptable, but he still felt it was too large for the site. The owner of the property indicated he had made revisions to meet the suggestions of the Commission at past meetings, and noted this was the fourth time the plans had been reviewed. He asked for a vote on the application this night, without further continuations of the public hearing. He then asked for specific recommendations from Commission members on further revisions, or a vote this night. His attorney, Philip Beauregard, noted that a consensus of support from neighbors was not a requirement of approval. Commission members continued to offer possible revisions to the plans, leading to a recess of the hearing granted so the applicant could confer with his consultants. RL made a motion to approve the revised plans for 2038 Main Road as submitted. Second by BK. The motion resulted in a 3-2 vote, with CB and BS opposed. Since four affirmative votes are required for approval, the Chair ruled the vote constituted a denial by rule, and the applicants would be advised that they would need to re-apply for the Certificate of Appropriateness.

#### General Business

1. Monitor's Reports: None.

2. Applications for Certificates of Non-Applicability: CB reported certificates issued for 1945 Main Road roof replacement; 1878 Main Road, replacement of side shingles; 1935 Main Road, chimney rebuild. The Chair indicated that he would like more information on the chimney rebuilding work that is proposed. He questioned whether the existing bricks would be re-used, or if new bricks are proposed.

3. New Business: CB asked if the solar panel subcommittee had any progress to report on potential guidelines for the district.

4. Adjournment: BK made a motion to adjourn the meeting at 8:03 p.m. The motion was seconded by BS and passed on a 5-0 vote.