

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
December 11, 2014

Present: Sally Monigle, Chairperson
David Bird*
Leila Hamroun
Bill Hentkowski

Member Absent: Mike Quaranta

Also Present: Jeff Bergstrom, Building Inspector
Debbie Turner, Stenographer

*Left meeting at 7:55 p.m.

Ms. Monigle called the meeting to order at 6:35 p.m. Roll call followed.

OLD APPLICATION

A. Boland, 122 Delaware Street

Resolution of design of small roof over restaurant front door.

Continued from last month's meeting. Owner was to return with a drawing of new plan. Discussion: Tenants (Mark Hafer and Mary Tedesco) attended. Sketches were presented, but not to scale. Ms. Hamroun met with the person who will be performing the work. Clearance of 5 feet of sidewalk is needed. The new feature will be 38 inches (current feature is 48 inches). Ms. Hamroun asked for shop drawings showing actual dimensions. She suggested using existing brackets to help with cost. The final product will be better than what currently exists.

S. Swift, 16 West 4th Street

Returning with more information on the siding, railing, and solar panels.

Discussion: Applicant and solar panel representative, Mike Lockwood, presented. Siding—samples presented for review. Siding will be on the side of the extension. Material is a bio-based composition. Applicant is still researching the product and no firm decision has been made. Information on the product listing (Resysta) will need to be given to receive a building permit.

Action: Ms. Hamroun made a motion to approve the submitted siding or alternately use cedar siding. Mr. Bird seconded the motion.

Disposition: Motion approved.

Solar Panels—Renderings showing the system installed on the addition off the back of the house was presented. Orientation of the submitted array faces in a southwestern direction and the pitch of the constructed roof is 5%. A 15% increase in pitch on the array will give more output, but increases visibility. **Analysis through the area indicates from the front of the house the pitch at the top of the roof is about 24" higher than the array.** Ms. Hamroun noted that parts of the array can be seen from various positions around the house. She would like to see the house 'by section' to determine if the panels are visually distracting and look at options. It was suggested that the frame holding the solar panels be painted a weathered wood blend color to lessen any 'sparkling' points. Mr. Lockwood said

there is no exposed conduit, solar panels will be black matte to blend in with the rubber membrane, and all the hardware associated with racking is stainless steel and recessed. It is about 2 inches from the panel. Panel thickness is about 2 inches and there is 6 inches left from the top of the panel to the top of the ridge. Mr. Lockwood presented a second option for a flat mount that reduces output by 15%. This option was considered to be a favorable option.

Ms. Hamroun asked that dimensions be presented in 2D rather than 3D. Information requested included: more product information, plan for arrays, elevation of the rear of applicant's property versus surrounding properties, and how the rack sits on the roof.

Action: A decision on the solar panels was postponed until requested information is provided by the applicant. Per the applicant's request, a special meeting will be scheduled to review the subject materials and potentially render a decision.

NEW APPLICATIONS

Spotswood LLC, 423 Delaware Street (Mitchell Property)

Repave existing driveway.

Discussion: Applicant's son presented. Material to be used is asphalt. The driveway will be extended one foot on the right side.

Action: Mr. Bird made a motion to approve the application as submitted with the provision that the extension exceed no more than one foot from the edge of the existing driveway. Ms. Hamroun seconded.

Disposition: Motion approved.

G. Niedermayer, 162 E. 2nd Street

Install 20' of fence with gate.

Discussion: Fence design presented to HAC. Fence height and material is not clear. (Fence is on side of house.)

Action: Application continued until next meeting. Applicant will be asked to provide height of fence and drawing of fence. A survey will be requested.

W. Balascio, 170 E. 4th Street

Relocating HVAC condenser from the back of house to the side of house per sketch attached.

Discussion: Ms. Monigle questioned the location of HVAC units in applicant's driveway, which is next to the public right of way. Applicant said the units would be placed in between windows to limit interior noise. Ms. Hamroun suggested the units be moved as far back on the side of the house as possible to make them more discreet. There is a dryer vent present that prevents this. Applicant plans to expand the rear of the property (porch) in the future and says there is not enough room for the units. Visibility is an issue. Applicant is receptive to some type of screening (plantings, fence). Ms. Hamroun said the cleanest solution is to put the units in the rear of the property.

Action: Application was continued to January 2015 meeting. Applicant will return with dimensions and sketches of the units and be prepared to discuss the feasibility of moving the units to the rear of the property.

J. Keller, 73 W. 5th Street

Transfer 0.012 acres at rear of property to Trustees of New Castle Common.

Action: Ms. Hamroun made a motion to approve the application as submitted. Mr. Hentkowski seconded.

Disposition: Motion approved (3-0)

State of Delaware, 31 E. 3rd Street

Install temporary fencing for up to 1 year to replace brick wall which was unsafe.

Action: Ms. Hamroun made a motion to approve the application as submitted with the strong recommendation that the fence be stained to match the original brick masonry wall. Mr. Hentkowski seconded.

Disposition: Motion approved. (3-0)

EMERGENCY REPAIRS

K. Nardone, 51 W. 3rd Street

Remove and replace roof in kind.

Action: Ms. Hamroun made a motion to approve the application as submitted with the proviso the color be weathered wood blend. Mr. Hentkowski seconded.

Disposition: Motion approved. (3-0)

New Business

There will be a Historic Area Review Committee meeting on 12/18/14 at 6 p.m.

Approval of Minutes – A motion was made and seconded to approve the minutes of 11/13/14 as distributed. Motion approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 8:30 p.m.