

**BRISTOL HISTORIC DISTRICT COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY NOVEMBER 30, 2022**

CALL TO ORDER:

By: Chair Nicastro

Time: 5:00 P.M.

Place: City Hall
City Hall West
Meeting Room One – Second Floor

ROLL CALL:

MEMBERS:	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Colleen Nicastro, Chair	X	
	Karen Stevens Vice Chairman - Zoom	X	
	Patti Philippon Secretary– Zoom	X	
	Daniel Mike		X
	Catherine Norton		X
ALTERNATE MEMBERS:	Mary Beth Mackiewicz		X
	Bernadette DuTremble		X
	Andrew E. Collins	X	
STAFF:	Robert Flanagan, City Planner		X
	Andrew Armstrong, Assistant City Planner	X	

PLEDGE OF ALLEGIANCE:

Chair Nicastro called the meeting to order at 5:03 P.M.

Chair Nicastro set Andrew Collins as the alternate for Daniel Mike who was not present.

APPROVAL OF MEETING MINUTES:

1. June 22, 2022 – Special Meeting

Andrew Armstrong requested it be noted for the Minutes that the Special Meeting minutes for June 22, 2022 were not available for tonight and they'll be carried over to the next Agenda.

PUBLIC HEARINGS:

1. Application #2022-11-01 – Request for a Certificate of Appropriateness for the conversion of four (4) standard entryway doors to restore the original condition of four garage style doors at 77 Bradley Street; Assessor's Map 25A, Lot 222-1A; John Gorman, applicant.
 - a. application form
 - b. location map
 - c. a memorandum dated November 22, 2022, from the Board of Public Works
 - d. pictures of existing building (3 pages)
 - e. ground floor plan, from City records (1 page)
 - f. e-mail dated November 21, 2022, from Andrew Armstrong, Assistant City Planner, to John Gorman
 - g. a copy of information of the garage doors (5 Pgs.)

John Gorman, 60 Founders Drive, explained the scope of the request. The property, 77 Bradley, was once the carriage house that belongs to his property on Founders Drive. They do not have a garage now and making this carriage house back into a garage will be a useful asset for them and will house two new electric cars that he needs charging stations for. Mr. Gorman explained the aesthetics and operation of the proposed new garage doors he has selected for the property. Public Works approved the widening of the driveway to access all four garage doorways. The doorways are currently closed off with cinderblocks and the second floor is a living space.

Colleen Nicastro asked about the color of the doors. Mr. Gorman doesn't have photos available showing the original carriage house doors. Based on the look of the home, he was going with white as the best option. Discussion included about the operation of the new garage doors, availability of pictures showing the original version of the doors and carriage house, when the cinderblocks were put in, the hardware and the option to have windows at the top of the garage doors. Mr. Gorman advised the doors would open as old-fashioned garage doors.

Joseph DiPaulo, 96 Bradley Street, spoke in favor of the application as John Gorman's neighbor. Mr. DiPaulo commended Mr. Gorman for his investment and meticulous care of the property. The restoration is a very nice use of the property and it's a challenging property to keep up and it's been stabilizing for the neighborhood.

No one spoke against the application.

Motion to Close #2022-11-01: Karen Steven motioned that the Public Hearing Application #2022-11-01 be closed. The motion was seconded by Patti Philippon and the hearing is closed.

By: Karen Stevens

Seconded: Patti Philippon

For: Stevens, Philippon, Nicastro, and Collins
Against: None
Abstained: None

Both Andrew Collins and Patti Philippon expressed appreciation for the high level of effort and expense given to the property and the details such as the new doors for the carriage house. This is a prominent home in the district and it the attention paid to it is appreciated.

MOTION: Move to approve Application #2022-11-01 – Request for a Certificate of Appropriateness for the conversion of four (4) standard entryway doors to restore the original condition of four garage style doors at 77 Bradley Street; Assessor's Map 25A, Lot 222-1A; John Gorman, applicant, in accordance with the plot plan and information submitted, be APPROVED because of the following reasons:

This Approval is subject to the following conditions:

- 1) Prior to a final Certificate of Occupancy being issued, the Land Use Staff will conduct an inspection to certify compliance with the terms and conditions of the approval.
- 2) Any deviation from the approved plans may require approval of the Commission after staff review and discussion with the Vice Chairman.
- 3) Any transfer or assignment of this permit shall require approval of the Commission.
- 4) This permit may be revoked if the permittee exceeds the conditions or limitations of this permit or has secured the permit through deception or inaccurate information.

By: Karen Stevens

Seconded: Patti Philippon

For: Stevens, Philippon, Nicastro, and Collins
Against: None
Abstained: None

Mr. Gorman expressed his gratitude to the Committee, the supporters and to Andrew Armstrong for his help and cooperation with the process. When asked, he noted that the project timeline is dependent on the supply chain. The carpenter has started on some items in preparation.

Andrew Armstrong noted there will be no Special Meeting in December 2022. The next scheduled meeting is January 25, 2023.

PUBLIC COMMENT:

There was no public participation.

ADJOURNMENT:

MOTION:

By: Patti Philippon

Seconded: Karen Stevens

For: Philippon, Stevens, Nicastro, Collins and Armstrong

Against: None

Abstained: None

The meeting adjourned at 5:24 P.M.

Respectfully submitted,

Sharon Arsego
Recording Secretary

Colleen Nicastro, Chair

Patti Philippon, Secretary