

# TOWN OF BRADFORD

## Planning Commission

### Minutes for Historic District Review

In re: Lund Vinyl Siding over Clapboards

Permit Application: 2020-xxx

#### A. Background

1. Application Number: 2020-xxx
2. Parcel Number: 21-97-0141
3. Location: 45 North Main Street
4. Zone: Residential Service District/Historic District Overlay
5. Property Owner(s): Tom and Joanne Lund
6. Applicant: same
7. Brief Description of Request: Install Vinyl Siding over Existing Clapboards
8. Publication and Posting Information: Posted: at Exterior Door of Bradford Academy, Community Bank Community Board and Lobby of Bradford Post Office and published hearing notice in Journal Opinion on March 18, 2020. Notice was also sent to owner and abutting property owners along with a cover letter.

#### B. Hearings, Witness Testimony, Evidence

1. Hearings, and Public Meeting Information: A hearing was held on April 8, 2020 at 7:00pm via Zoom media. The meeting was recorded as a video and is to be placed on the town's website.

List of Persons Present at the Public Hearing(s): Members present and voting on this matter: Ted Unkles, Monique Priestley, Sarah Pushee and Marcey Carver. Ron Huntington recused himself. Others present included: Tom and Joanne Lund (Applicants), Ron Huntington (Broker for Owners), Rae Lauer (Buyer under contract to Purchase Property), Laurie Kirkpatrick (Broker for Buyer).

List of Those Offering Testimony: Tom and Joanne Lund, Ron Huntington and Laurie Kirkpatrick.

#### 2. Documents Presented as Evidence by Any Person:

- a. Application submitted by the applicant
- b. Warnings of Public Hearing.
- c. Appeal Notice to Zoning Administrator: Not applicable.
- d. Plans as submitted with application.
- e. List of abutting property owners
- f. Written Comments from Other Municipal Boards: none
- g. Written Comments from State or Federal Agencies: none
- h. Written Comments of any Other Witness: None
- i. Photos in lieu of group Site Visit as Provided by Marcey Carver (Photos appear in video)

along with being posted on Town Website.

3. Testimony:

The meeting was opened by Marcey Carver at 7:00 pm on the Permit 2020-xxx.

Unkles issued the oath to all parties who were potentially interested in testifying.

Carver showed the meeting agenda for the evening that included this hearing at 7:00 pm. She provided photos of the building in question. She brings Photo 1 into view and asks Huntington or the Lunds to describe what is occurring.

Huntington explained that the Lunds are putting on vinyl siding in order to abate the lead paint as part of the purchase agreement that they are currently under with the Lauers. Huntington stated the vinyl is being installed in typical fashion by first wrapping the building in a typar/Tyvek type product and then go over it with vinyl siding.

Carver asked that Huntington focus on the pictures themselves and then can give further discussion once the review of the pictures is completed. He indicated that the windows were not changing. He also says that the window trim is being retained. He stated that the J-channel of the vinyl siding will come up to the existing trim. He noted that some of the trim was rotted and will therefore be replaced. Huntington stated that the trim will remain.

Carver asked and pointed to the corners of the sill on the window. Huntington indicated that as part of the federal lead paint regulations the sills will need to be wrapped with vinyl or bendable metal coil (to be painted same as the trim) so that the wood is covered over.

Huntington said all of the windows will look the same.

Carver moved to the third photo. She asked what the treatment will be on the front trim board (she pointed to it on the screen). Huntington stated that they will put up an outside corner and on the eaves and soffits. There will be outside vinyl corner. He stated that that is standard for any vinyl siding.

Carver moved to the fourth photo which showed the south side of the house with vinyl siding already installed (the owners had begun vinyl siding prior to filing a permit with the town) Huntington indicates that the eave is getting painted black and that will continued on the rest of the house. Carver asked about the trim on the front left corner of the building which appeared to have been pried off. Huntington stated that he wasn't sure exactly what was occurring but that the vinyl was going to be wrapped around the trim so that the vinyl siding could meet the vinyl strip already in place.

On Photo 11, Carver shows how they are wrapping across the trim. And the look will be the same as the look on the corner treatment in the corner that can be seen further back on the building.

Carver then asks in photo 12, what will happen with the porch. Huntington indicates that they plan to scrape and paint that soffit of the porch.

Carver asks if anyone from the commission or members of the public has any more questions or comments concerning the photos. Huntington asked that about the picture that shows the north side of the house. Carver comments that the north side does not have any vinyl siding on it at this time.

Carver indicates that the next part of the hearing is the applicant or in this case Huntington is time for testimony on the application. Carver indicated that the next step would be to go over the various aspects of the zoning bylaw that apply to the historic district review. She indicated that some questions or additional testimony may arise from this.

Huntington stated that he gave misinformation to the Lunds as he did not realize that approval was

needed from the Planning Commission to obtain approval for installing vinyl siding. He believed that as long as there was no significant change in the look and character similar to changing from wooden windows to vinyl as long as you kept the same size and number of panes, it would be fine. He said that they embarked on this to meet the requirements of the bank and the buyers to get the closing to occur as quickly as possible, they began the vinyl project. He said that Carver called when she noticed the vinyl work on the south side of the building to indicate that the Zoning Administrator was requiring a permit application and a Historic District Review. Huntington admitted that he was wrong about the need for approval and that he was primarily responsible. Huntington indicated that the Lunds thought that they were doing a good thing and the right thing for everyone. Huntington indicated that there are vinyl sided buildings all around this house but the bottom line was that he was wrong to not advise the Lunds to obtain a permit. He indicated upon learning of this situation, the Lunds stopped the work and have sought approval.

Huntington indicated that they did look into painting the house but the quote to have the house painted was astronomical and it could not have been completed in order to close in April. The reason it is so expensive because he stated that the house would need to be tented to keep dust and chips from scraping onto neighbor property. Huntington stated that vinyl is safer and requires less ongoing maintenance. Huntington apologized for not realizing that they needed to get permit.

Mr. Lund responded that the area where the phone lines come into the house will be flattened and the frieze board below the soffit and the returns will all be painted black. Lund commented that because the house next door was vinyl sided, he assumed that applying vinyl siding was acceptable. He stated that he was unaware that his house was in an historic district with regulations applying to the exterior of the buildings. He claimed that if he had been aware, he would have checked with the town on the process he needed to follow. He claims that he has been trying to do what is right for the building and he expressed his hope that the town allow him to continue with the vinyl siding as he has started. He indicated that if he completes the vinyl siding, the building will look way better than it currently does.

Carver asked if anyone wanted to ask questions of the applicant or make a statement. No one did.

Carver then opened a document with key pages of the zoning bylaws (25-26 and 30-31). She indicated that the historic district review is to retain the character of the building. She then reviews the 8 key criteria. She indicates that criteria 5. Materials and Textures and 6. Architectural Features are criteria that apply to this application. Carver then read the first paragraph to section 3.13 which states in part that character is what gives a community its identity. Carver indicated that the commission will weigh what is being proposed in context of the bylaw.

Unkles indicated that he noted that the corner boards have attractive features along the corners of the front façade. He asked whether vinyl can replicate these features. Lund stated that he did not believe that special features like that were not available in the vinyl market.

Carver asked if they considered removing the clapboards so that the vinyl would fit into the existing siding. Lund stated that if he were to remove the clapboards that he would then fall under the lead laws for lead abatement as he believed that if he disturbed more than 1 sf of lead paint he would be required following these rules.

Huntington referenced 4.3 C 5 in the bylaw indicates that materials and textures are appropriate in the context of other buildings in the immediate area. He argued that what is being done and is proposed to be done is similar to what has been done on the neighboring building.

Carver asked if anyone else has and comments or questions. Kirkpatrick asked how quickly the decision could be made in light of the closing in mid-April. Carver responded that the Commission will make an effort to issue the decision promptly as it tries to do with these matters. Carver then asked for the means to communicate the decision through either email or mail.

Carver explains that following a regular meeting, the Planning Commission members will hold a deliberative session. This session is a closed session and not open to the public. Upon reaching agreement, a written decision will be completed and issued to all participants along with certified mail of decision to applicant.

Carver closes the hearing at 7:41 pm.