

BEFORE

HISTORIC & ARCHITECTURAL REVIEW BOARD

In Re: Regular Meeting

- - - -

TUESDAY, APRIL 2, 2019

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A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 7:06 p.m. on the day and date above set forth, before Tara Wilson, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

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DOYLESTOWN, PENNSYLVANIA 18901

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1 HARB MEMBERS:
 2 Dee Dee Bowman, Chairwoman
 3 Enid McDonough
 4 Kevin Joy
 5 Jeffrey Frydman
 6
 7 Jim Ennis, Borough Zoning Officer
 8 JoAnn Connell, Administrative Assistant
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1 MS. BOWMAN: Call to order. We don't
 2 have microphones, so I will do my best to speak
 3 up and I'll ask everybody else to try to speak up
 4 so that everyone can hear. So we're going to
 5 start with a roll call.
 6 MR. FRYDMAN: On the south side is Jeff
 7 Frydman.
 8 MR. JOY: Kevin Joy.
 9 MS. McDONOUGH: Enid McDonough.
 10 MR. ENNIS: Jim Ennis.
 11 MS. BOWMAN: And I'm Dee Dee Bowman,
 12 chair. So we have some applications tonight.
 13 No. 1 is 22 South Main Street, which is an
 14 amendment to an application.
 15 (Discussion off the record while
 16 documents are being passed out.)
 17 MS. BOWMAN: And I know you have a lot
 18 here and I just ask that you try to keep this to
 19 about 15 minutes for this part, if you don't
 20 mind.
 21 MIKE BURNS: I'll try my best. We
 22 apparently are having some technical difficulties
 23 with the presentation projection, so I'll just
 24 rely on paper that I just handed out.
 25 MS. BOWMAN: We can work with paper.

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 4 1. Roll Call 4
 5 2. Applications:
 6 A. 22 S. Main Street: Amendment to
 7 Originally Issued Certificate Of
 8 Appropriateness 4-24
 9 B. 50 S. Main: New Signage 24-33
 10 C. 182 S. Main Street: Demolition
 11 of Building and New Construction of
 12 Single Family Home 33-68
 13 3. Approval of the Minutes for the
 14 March 5, 2019 Meeting 69
 15 6. Adjournment 70
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1 MIKE BURNS: So as you know, this is a
 2 request for an amendment to a previous
 3 application that was made in 2015, I believe and
 4 it involves 22 South Main Street, which was
 5 originally built -- the original portion of the
 6 building was built in 1860 as a general store.
 7 At some point in time it became the Village Snack
 8 Shop; in 1943 it became Gerenser's Exotic Ice
 9 Cream; and in 2014 became New Hope Ice Cream.
 10 It's located in the Central Commercial
 11 District as you can see on the zoning map and
 12 it's also located in the Historic District,
 13 obviously, that's why we're here.
 14 So the building -- the site is
 15 approximately 6,604 square feet and the building
 16 fronts South Main Street. The building
 17 footprint's approximately 1300 square feet. It's
 18 a two story building presently and there was, as
 19 part of the previous application, there were some
 20 exterior seating to the rear that was approved
 21 that we're not proposing to make any
 22 modifications to.
 23 The building to the north of the
 24 subject building is a two and a half story mixed
 25 use structure. And then to the rear of that is

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1 also the C'est La Vie French bakery, which sits
2 along the river. To the south of the building is
3 another two and a half story mixed use structure.
4 And then there's also a one story structure that
5 sits behind it and immediately adjacent to the
6 site that's part of this application.
7 There were a number of zoning issues
8 that needed to be addressed in the previous
9 application. They were all addressed and
10 approved as part of that application. On Sheet 2
11 are the existing floor plans and elevations of
12 the building. The ground floor is currently the
13 ice cream shop, it has the shop and some seating
14 on the interior, as you can see. There's a
15 barrier free toilet room on the ground floor, as
16 well as the kitchen to the rear of the building
17 and then there's a stair on the south rear side
18 of the building that goes up to the second floor.
19 The second floor is an apartment that's
20 presently vacant. And as we were doing some
21 demolition on the second floor, it became fairly
22 clear that the original building, which fronts
23 Main Street, was actually a separate building
24 from another building that was in the rear. And
25 then at some point in time, there was a

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1 connection between the two and that's -- you can
2 see that in the framing of the structure in the
3 sense that the central portion of it's actually
4 framed 90 degrees to everything else, which is
5 kind of curious.
6 The other thing that's interesting
7 about the original building is that it's a
8 balloon frame that only runs up to about midwall
9 on the second floor. And then the balloon frame
10 breaks and then there's additional framing on top
11 of that. And then at some point, there
12 originally was a flat or very low sloped roof
13 that sloped from front to back. At some point
14 somebody framed a gable roof on top of that. And
15 then after the gable roof was framed, they cut
16 out the roof underneath of it, so there's
17 actually the original framing from the original
18 roof around the perimeter of the that building.
19 And that building has no exterior
20 sheathing so that sets up a condition where the
21 building is completely racking and every one of
22 the joints in the balloon frame sets up an
23 opportunity for a hinge. And without sheathing,
24 it becomes problematic from a structural point of
25 view.

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1 So the proposal is to literally rebuild
2 the second floor and --
3 MS. LEE: I'm sorry. Can I interrupt?
4 Do you have extra copies of the presentation? Do
5 you have any extra copies? Just because no one
6 can hear anything back here. And at least that
7 would give them some of the convo. And then if
8 you don't mind just speaking up a little.
9 MS. BOWMAN: I wonder if people can
10 hear better if they sit on the stage.
11 MS. LEE: Possibly.
12 MS. BOWMAN: You're welcome to sit up
13 there if you want to move up a little bit to hear
14 better.
15 MS. LEE: You guys can bring some
16 chairs around.
17 MS. McDONOUGH: You guys can bring some
18 chairs and create a circle around us.
19 MS. BOWMAN: Feel free. Whatever you
20 want to do to hear better, is just fine.
21 Sorry for the interruption.
22 MIKE BURNS: So the proposal on the
23 ground floor is to maintain the ice cream shop
24 pretty much as it is on the interior and to
25 modify the storefront and entrance to the ice

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1 cream shop. On the second floor, the proposal is
2 to convert -- or is to reconstruct an apartment
3 on the second floor, which would essentially be a
4 one bedroom apartment with, obviously, a toilet,
5 bathroom, closets and then an office space, along
6 with a kitchen dining and living space.
7 The orientation is, a bedroom would
8 front over the street and the living kitchen and
9 dining space would look over the river. As I
10 indicated, because of the condition of the
11 structure on the second floor, we literally have
12 to reconstruct the entire front portion of the
13 second floor in order to correct all of the
14 structural issues that are a result of some,
15 obviously, lack of maintenance over the years;
16 but more importantly, the way that the framing
17 was sort of constructed, it really is not
18 structurally sound and the building is indeed
19 starting to rack. So in order to bring it back
20 into plumb and provide proper sheathing,
21 insulation and so forth, we're suggesting we're
22 going to need to rebuild that.
23 Along with the interior construction of
24 the apartment, there's a small addition to the
25 south, which is indicated with the red poché on

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1 the floor plan that extends the office area and
 2 the bathroom area out to be aligned with the
 3 stair that presently goes up to the second level.
 4 We're also proposing a porch off of the front
 5 bedroom, as well as a deck off of the
 6 living/dining area that overlooks the river.
 7 The elevations, both west and south
 8 elevations, are shown on Sheet 4 and the proposal
 9 is to reconstruct the original part of the
 10 building essentially the way that it exists
 11 today, but reconstructing the exterior walls and
 12 roof, introducing new windows in the existing
 13 window openings. And then on the lower level,
 14 introduce a proper storefront that will allow for
 15 much more transparency between the interior and
 16 the exterior, new entry doors and awnings above
 17 the store front and a pair of benches below the
 18 storefront.
 19 On the south facade, essentially, we're
 20 repairing and repainting the stucco on the ground
 21 level and then reconstructing the upper level, as
 22 I indicated earlier, and then recladding the
 23 entire building with new clapboard; rehanging the
 24 existing sign on a new steel bracket and
 25 reconstructing the roof and reroofing the

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1 original front portion of the building.
 2 There's a detail of the handrail for
 3 the porch indicated on the upper right-hand
 4 portion of that sheet. The code requires that
 5 handrails for a building of this nature would be
 6 42 inches tall. In an effort to sort of reduce
 7 the visual height of that, we're running the
 8 vertical spindles up to 36 inches and have a
 9 rail, and then a thin cable rail and then another
 10 rail on top so that we could maintain 42 inches
 11 but reduce the height of it visually by
 12 introducing the two horizontals on the top.
 13 There's also a detailed existing sign on its new
 14 steel bracket.
 15 The next sheet has elevation -- the
 16 east elevation and the north elevation indicated.
 17 The east elevation is essentially the rear of the
 18 building that overlooks the river. Essentially
 19 we're maintaining the existing profile and
 20 recladding the exterior in clapboard, a pair of
 21 new French doors out to the deck. And on the
 22 north elevation, essentially, we're inserting new
 23 windows in the existing openings. That wall
 24 actually sits right on the property line, so
 25 we'll have to fire rate that wall and maintain

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1 the existing openings. So all of the windows are
 2 in existing window openings and then the wall
 3 will be reconstructed so that we can accommodate
 4 the necessary fireproofing and sheathing and so
 5 forth, so that we maintain the structural
 6 character of the building.
 7 And then you can see the deck off the
 8 back. There's a section on the upper right-hand
 9 side that shows the ice cream shop on the ground
 10 floor and then the proposed apartment on the
 11 second floor with the porch to the south.
 12 The next sheet has a series of street
 13 elevations. The upper street elevation is the
 14 existing street elevation that shows the existing
 15 building in its context. And then the center
 16 street elevation shows the proposed modifications
 17 to the building in the context. And then the
 18 lower one is a rendered color version that shows
 19 the proposed colors, which, essentially, is the
 20 clapboard would be painted white; stucco would be
 21 white down on the base and the awnings basically
 22 are a red color awning. And you can see the
 23 modifications to the storefront really sort of
 24 bring that lower level more in line with the
 25 storefronts along the street, provide a lot more

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1 transparency from the inside to the outside.
 2 And then the final sheet has three
 3 renderings. The upper left-hand rendering shows
 4 a view of looking from the west on South Main
 5 Street towards the east, essentially, the front
 6 of the building along the street with the new
 7 storefront on the lower level. The reconstructed
 8 upper level with the apartment on the second
 9 floor and a proposed porch off of it looking
 10 south. The upper right-hand rendering is a night
 11 version of, essentially, the same view. And then
 12 the lower left-hand rendering is a rear rendering
 13 of the rear of the apartment and rear of the
 14 kitchen area on the ground floor with the
 15 proposed deck.
 16 And then there's a series of images of
 17 the proposed materials. The roofing for the
 18 reconstructed roof on the front portion of the
 19 building would be asphalt shingle. The siding is
 20 -- proposed siding is clapboard hardy plank, all
 21 the trims and facias are also indicated. The
 22 porch sealing is a beaded poured sealing.
 23 There's an image of a storefront, which
 24 obviously, is not the storefront we're proposing,
 25 but it's essentially an aluminum painted

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1 storefront; windows are clad windows, double-hung
 2 and doors are likewise clad. And the decking for
 3 the porch is mahogany decking, handrails and
 4 balusters are wood painted. There's an image of
 5 the cable rail, awning is a fabric awning with a
 6 metal frame and then an image of the bench.
 7 And that's about it.
 8 MS. BOWMAN: Thank you.
 9 MS. McDONOUGH: Just one quick
 10 question. The windows, what was the material of
 11 those? I'm sorry.
 12 MIKE BURNS: Wood clad.
 13 MS. BOWMAN: Jeff, do you want to start
 14 or should I ask Kevin to start?
 15 MR. FRYDMAN: I think Kevin wants to
 16 start.
 17 MR. JOY: I never want to start. You
 18 know historically this is a rather different plan
 19 than when we started this five years ago.
 20 MIKE BURNS: Yes.
 21 MR. JOY: And you know that we denied
 22 it.
 23 MIKE BURNS: Yes.
 24 MR. JOY: Then you went to council and
 25 they approved it. This is -- to me it looks

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1 to maintain the existing material. Would be
 2 possible to use wood, my client would prefer
 3 hardy plank for maintenance reasons.
 4 MR. JOY: You know, we have -- our
 5 guidelines are a little stringent when it comes
 6 to that and also if, you know, you look at your
 7 neighbors down at the Flood House, you know
 8 that's obviously wood clapboard. It would be
 9 ideal and we'd have a whole lot better time with
 10 it, if you could replace in-kind where necessary.
 11 MIKE BURNS: Your guidelines do
 12 actually make provisions for hardy plank.
 13 MS. BOWMAN: On new construction.
 14 MR. JOY: Right. New construction.
 15 MS. BOWMAN: And this is not new
 16 construction.
 17 MR. JOY: We can't really consider this
 18 totally new construction.
 19 MIKE BURNS: It effectively will be new
 20 construction.
 21 MS. BOWMAN: So I'm going to beg to
 22 differ with that because you -- certainly this,
 23 we're really -- we have no issues with hardy
 24 plank when it is a new structure, a new building,
 25 for example, the Canal Street properties.

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1 totally different in a positive way. You are
 2 maintaining a little bit of the Gerenser's
 3 building there and the little balcony
 4 notwithstanding, and that was encouraging.
 5 Before it was a totally different design that
 6 didn't seem appropriate. The fact that you're
 7 maintaining some of that is really encouraging.
 8 And to that I mean, I was really
 9 excited when you said you were doing clapboard
 10 because that's what's there now. It be terrific
 11 for that original part of the building to
 12 maintain wood. You know, our HARB guidelines
 13 pretty much repair and replace in-kind as far as
 14 the original building is concerned. I know you
 15 have to rebuild. Is there any reason why you
 16 couldn't use wood clapboard on the area of the
 17 original building?
 18 MIKE BURNS: There's no reason why we
 19 couldn't use wood clapboard, we couldn't use the
 20 clapboard that's there.
 21 MR. JOY: I understand.
 22 MIKE BURNS: There's no way to get that
 23 off and maintain the existing material. And in
 24 fact, the northern -- northwestern corner is
 25 actually plywood right now, so it's not possible

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1 However, this wall, this north facade is all old
 2 siding. And, yes, you tell us that it cannot be
 3 salvaged, but it should be replaced in-kind
 4 because you're not adding a new building onto
 5 this, you are redoing an existing building. And
 6 according to the guidelines, it should be --
 7 materials need to be replaced in-kind. So that
 8 means wood trim, wood siding and wooden windows.
 9 And, you know, we -- we know we can't tell you
 10 you can't do the deck even if the porch -- even
 11 though we think a porch on the side is probably
 12 not appropriate, we are conceding that because
 13 council did approve that part of the plan and
 14 we're not itching for a fight to revisit that
 15 issue.
 16 But materials are pretty basic when it
 17 comes to guidelines, you know the guidelines,
 18 you've seen them, you've used them many times.
 19 And for us to approve hardy plank would be
 20 totally counter to the guidelines, 100 percent
 21 counter to the guidelines. New construction, an
 22 addition would be appropriate when it --
 23 especially when it's a separate, it is separate,
 24 it's added onto the back or it's a new wing. You
 25 have some new elements, but having a mix of old

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1 -- of hardy plank and wood in the same facade is
 2 pretty awkward. Perhaps the rear, which can't be
 3 seen from either side, if you needed hardy plank
 4 on the rear, it might be less inappropriate.
 5 Do you agree with that?
 6 MR. JOY: Yeah.
 7 MS. BOWMAN: So that's -- I think that
 8 Kevin and I agree on that and I'd like to hear
 9 from Jeff.
 10 MR. FRYDMAN: Yeah, that's what we've
 11 been always been consistently doing.
 12 MS. McDONOUGH: I agree.
 13 MS. BOWMAN: So is that something that
 14 you can do?
 15 LARRY PANZICA: No. No. The problem
 16 is that driveway we have an issue with neighbors
 17 and getting -- having maintenance done. And
 18 that's we needed maintenance over the years and I
 19 don't really have access to that driveway. Every
 20 time I need to do something in that driveway, I'm
 21 winding up going into litigation.
 22 MS. BOWMAN: But you own the building
 23 next door.
 24 LARRY PANZICA: But I don't have -- I
 25 don't own the easement.

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1 purview, it's like landscaping. So do you have
 2 anything that you would like to add?
 3 MIKE BURNS: Nope, that's pretty much
 4 it.
 5 MS. BOWMAN: So what about windows?
 6 MIKE BURNS: Well, we're proposing wood
 7 clad windows.
 8 MS. BOWMAN: Is that what we -- wood
 9 clad, is that right?
 10 MR. JOY: I think so.
 11 MS. McDONOUGH: Yeah.
 12 MS. BOWMAN: And do you have samples of
 13 those windows?
 14 MIKE BURNS: No, we just provided the
 15 images and the specifications.
 16 MS. BOWMAN: That's on this.
 17 MS. McDONOUGH: That's in this big
 18 thick thing.
 19 MS. BOWMAN: Double-hung Next
 20 Generation. So they're aluminum windows that are
 21 --
 22 MIKE BURNS: No, they're wood windows
 23 that are clad on the exterior.
 24 MS. BOWMAN: Well, this here says
 25 exterior cladding made with the industry's

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1 MIKE BURNS: The driveway is an
 2 easement.
 3 LARRY PANZICA: The driveway, I don't
 4 -- I don't own the driveway. I only have an
 5 easement to the driveway, so I'm limited what I
 6 can do in that driveway, that's why I'm going --
 7 that's why we need the hardy board.
 8 MS. BOWMAN: So we can't -- we can't
 9 factor that in, that's something that's your
 10 current problem with your current neighbor.
 11 ED DUFFY: Make friends with your
 12 neighbors.
 13 MS. BOWMAN: And down the road, the
 14 next owner of that building might not have those
 15 issues and we've already lost this opportunity to
 16 adhere to our guidelines. We think that that's
 17 pretty important and people can make concessions,
 18 people can make efforts to do their maintenance.
 19 We have lots of easements in town. We have lots
 20 of properties that abut other properties, it does
 21 not -- it doesn't remove the guidelines.
 22 MS. McDONOUGH: And I would even take
 23 it a step farther, it's irrelevant.
 24 MR. JOY: Yeah, we can't consider that.
 25 MS. BOWMAN: It's not part of our

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1 highest level of extruded aluminum. That's not
 2 -- that an aluminum window.
 3 MIKE BURNS: No, it's a wood window
 4 that then is clad.
 5 MS. BOWMAN: But that's not --
 6 MR. JOY: But it presents as aluminum.
 7 MS. BOWMAN: Yeah, so it looks like an
 8 aluminum window. So we -- that is -- those don't
 9 meet our guidelines for replacement windows in an
 10 old building. So we would -- all of the
 11 applicants that come before us, we ask for wood
 12 windows.
 13 MR. JOY: In an old historic building.
 14 MS. McDONOUGH: This isn't even like
 15 processed wood, it's aluminum.
 16 MR. JOY: It presents as aluminum.
 17 MS. McDONOUGH: Yeah, presenting as
 18 aluminum. Even if I -- I try to think about this
 19 stuff, this one I'm totally in agreement. That's
 20 not okay.
 21 MR. JOY: Yeah, it really just comes
 22 down to materials and that's the only issue we
 23 have.
 24 MS. BOWMAN: The design is fine. It's
 25 materials. And the doors, what materials are the

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1 doors?
 2 MIKE BURNS: The new entry doors and
 3 new storefront are aluminum.
 4 MR. JOY: See, that's new construction,
 5 though. What's there now?
 6 MS. BOWMAN: It's this.
 7 MS. McDONOUGH: The front doors?
 8 MS. BOWMAN: It's this. It's there,
 9 it's just all new. We've approved the size of
 10 the windows and the windows go almost -- the
 11 windows are much larger.
 12 MS. McDONOUGH: Here. So they're
 13 taking out a window here, three doors and they're
 14 putting bigger windows on there and over there.
 15 It's like they're taking this all out and redoing
 16 it so, kind of goes like that. Does that help?
 17 MR. JOY: Yes, it does. I didn't
 18 realize that.
 19 MS. BOWMAN: That's not new
 20 construction, it's a renovation, but it's not --
 21 so a renovation of an old structure, we look for
 22 materials that are replacements in-kind, which
 23 means wood and wood; and hardy plank and Azek for
 24 just --
 25 MR. JOY: The roof is already shingled

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1 clear.
 2 MS. BOWMAN: So it's your choice how we
 3 go forward.
 4 LARRY PANZICA: What were the choices?
 5 MIKE BURNS: Approve it with the
 6 material recommendations or disapprove it.
 7 LARRY PANZICA: Disapprove and we'll go
 8 to council.
 9 MS. BOWMAN: So may I have motion to
 10 approve this application as presented?
 11 MS. McDONOUGH: I'll make that motion.
 12 MS. BOWMAN: Do I have a second?
 13 MR. FRYDMAN: Second that motion.
 14 MS. BOWMAN: Any discussion?
 15 Any discussion from the public?
 16 All in favor?
 17 All opposed?
 18 BOARD MEMBERS: Aye.
 19 MS. BOWMAN: So it does not pass.
 20 Thank you for your presentation, very thorough.
 21 We have 50 South Main Street new
 22 signage.
 23 Hi.
 24 CAROLINE KERNER: Hello.
 25 MS. BOWMAN: How are you?

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1 -- asphalt shingle, so that's not an issue.
 2 MS. BOWMAN: That's not an issue. The
 3 size the new windows is not an issue, the doors,
 4 which are totally different, they're actually
 5 quite contemporary, but they -- we don't -- we're
 6 not questioning those, even though they're --
 7 except for the material. Porch on the side,
 8 although it conforms less to guidelines, we are
 9 looking at it without prejudice, but we have --
 10 we have to be faithful to the guidelines and
 11 require wood materials -- materials to be
 12 replaced in-kind, which is wood siding and wood
 13 doors.
 14 MR. JOY: And windows.
 15 MS. BOWMAN: And windows. So we can
 16 approve this with those changes or we can
 17 disapprove. And of course, we know you can go
 18 back to council, we don't know what council will
 19 do. We think this is not a very tricky
 20 interpretation of guidelines.
 21 MR. FRYDMAN: And we apply it to every
 22 other applicant --
 23 MS. BOWMAN: We do.
 24 MR. FRYDMAN: -- so this is how we
 25 interpret the rules and the rules are pretty

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1 CAROLINE KERNER: Good. How are you?
 2 MS. BOWMAN: Good. They sent you all
 3 by yourself? Oh, no.
 4 (Discussion off the record while
 5 documents were handed out.)
 6 CAROLINE KERNER: I'm Caroline Kerner
 7 representing the Daughertys, the owner of the
 8 building and Ralph C. Fey Architects. We are
 9 presenting, for the second time, the signage for
 10 50 South Main Street, Playhouse Inn, now Ghost
 11 Light Inn and Stella's Restaurant/Bar. So we are
 12 proposing two wall signs from the front facade
 13 and the Ghost Light Inn sign, we are proposing
 14 for gooseneck light fixtures to light the sign.
 15 MR. JOY: Overhangs.
 16 CAROLINE KERNER: Yep. Um-hmm. And
 17 then the Stella sign would have the underlit on
 18 the awning like we had talked about in the last
 19 meeting -- yep -- lighting up the sign. And so
 20 on the first page the graphic designers made this
 21 presentation, so the red did not print accurately
 22 for what it actually looks like.
 23 MS. CONNELL: That's a big difference.
 24 CAROLINE KERNER: Yeah. The actual
 25 building is much closer to this color and then I

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1 believe that they used a yellow so that it was
 2 easier to read because those are not necessarily
 3 the colors that we are proposing.
 4 So the first two pages just show the
 5 Ghost Light Inn sign above the hotel entry and
 6 then the restaurant sign above the restaurant
 7 entry. And then I just updated the second one to
 8 show a darker signage at the restaurant entry,
 9 'cause we are proposing multiple paint finishes
 10 that could potentially be selected for that. And
 11 then if you flip to the third page, kind of what
 12 we had talked about in the last meeting, the main
 13 Ghost Light Inn sign, which would have the four
 14 gooseneck lights above it, they're still looking
 15 at two options, which we'd like you guys to
 16 review both options for the Ghost Light Inn sign.
 17 The Option 1A is the Bucks Coun -- or
 18 is the painted version kind of to match the Bucks
 19 County Theatre next door. And then the second
 20 option is a less than one inch standoff lettering
 21 kind of pin mounted to the building. And then
 22 for the restaurant sign above the awning, we're
 23 only looking at the pin mounted letters connected
 24 directly to the awning. So those are just
 25 examples of pin mounted signs on a similar awning

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1 is the black powder coat finish from the Barn
 2 Light Electric where they are purchasing that
 3 fixture. So, again, keeping it really clean with
 4 the black matching all the black metal on the
 5 building that's already existing and been
 6 approved.
 7 So then if we go to the following page
 8 after that, this then moves on to the Stella
 9 sign, which is the pin mounted signage above the
 10 restaurant entry. And that, they're looking at
 11 kind of three options for the powder coat paint
 12 on the metal letters, which would either be a
 13 black kind of a more like brassy goldish color
 14 and then something more white tones. And the
 15 existing awning is currently the exposed steel,
 16 but it's to be painted, I believe, black. But
 17 the graphic designer of this is showing it gray,
 18 so if Jose Garces is under the Stella that would
 19 probably be the inverse of white on a black
 20 awning, not necessarily how he represented it in
 21 this. And then, again, the sizing is just noted
 22 saying that it's in accordance with the zoning
 23 and meets the wall signage allowance.
 24 So the following page isn't seen on the
 25 front facade image and this is the side of the

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1 above.
 2 So then if you flip to the next page,
 3 this outlines kind of in more depth to what the
 4 painted sign might look like. Again, the yellow
 5 is just for an example. The colors that we're
 6 looking at are probably either the traditional
 7 white like the Bucks County Playhouse Theatre or
 8 black, which would just be another contrast with
 9 the red and would match the gooseneck lights.
 10 And then this has the size outlined, I know
 11 that's more zoning, but it meets the zoning
 12 ordinance under 30 square feet for the wall
 13 mounted sign.
 14 And then the next page is the second
 15 option that we'd like you guys to review also,
 16 which this just shows that if we were to use the
 17 standoff lettering, it would, again, meet the
 18 same exact sizes and it would be in the same
 19 colors except it would be the powder coat painted
 20 for the metal letters.
 21 So the next two pages, which are just
 22 the eight and a half by eleven pages, show the
 23 gooseneck lighting, both the image of it and the
 24 specification sheet. And then the actual finish
 25 of it -- I know this is a small sample, but this

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1 building as you are coming from the Bucks County
 2 Theatre that you can kind of see at an angle.
 3 It's not the full side of the building, it's the
 4 side that's then one step in and they're
 5 proposing a graphic painted signage again on the
 6 board and batten similar to the Bucks County
 7 Theatre that shows the logo of both the hotel and
 8 the restaurant together. And, again, that meets
 9 the zoning ordinance, which allows a corner lot
 10 to have a side wall signage below 12 square feet.
 11 MS. McDONOUGH: Wow.
 12 MS. BOWMAN: Enid, I'm going to start
 13 with you.
 14 MS. McDONOUGH: I would love somebody
 15 to just like let me pick, 'cause nobody really
 16 asks my opinion on this stuff normally. I really
 17 find -- I think this is all consistent with the
 18 -- our signage guidelines. I think they are
 19 attractive, not that my taste should matter. I'm
 20 good with pretty much everything you presented.
 21 MR. JOY: Yeah, I am too.
 22 MR. FRYDMAN: We're trying to pick
 23 them?
 24 MR. JOY: You're going to pick later at
 25 some point --

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1 CAROLINE KERNER: Yeah, so --
 2 MR. JOY: -- just want to make sure
 3 that we're okay with all these and we are.
 4 MS. McDONOUGH: I'm good. It looks
 5 lovely.
 6 MS. BOWMAN: Jeff?
 7 MR. FRYDMAN: Fine.
 8 MS. BOWMAN: So I believe that the
 9 concepts meet guidelines and I think that the
 10 choice of finishes and whether it's pin -- what
 11 do you call it pin?
 12 CAROLINE KERNER: Pin mounted.
 13 MS. BOWMAN: Pin mounted or flush or
 14 painted is a question of taste as opposed to
 15 guidelines, so that would not be in our purview.
 16 MR. JOY: We don't speak of that.
 17 MS. McDONOUGH: We don't have any
 18 taste.
 19 MS. BOWMAN: We would be happy with any
 20 of these as long as they meet the zoning regs.
 21 MR. ENNIS: Caroline's -- we discussed
 22 the matter, so yeah, we navigated the difficult
 23 zoning ordinance.
 24 MS. BOWMAN: Really it is the owner's
 25 taste that will dictate what it ultimately looks

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1 names?
 2 CAROLINE KERNER: The Ghost Light Inn?
 3 ED DUFFY: Yeah.
 4 CAROLINE KERNER: So the ghost light is
 5 an illusion to historical theatres that when the
 6 theatre was empty they would put on --
 7 ED DUFFY: Oh, the ghost light?
 8 CAROLINE KERNER: Yes.
 9 MS. McDONOUGH: Oh, I didn't know
 10 either. Thank you for asking.
 11 CAROLINE KERNER: So they would leave
 12 on a light for all of the souls that --
 13 ED DUFFY: Makes me feel better now.
 14 MS. CONNELL: That's right. I saw a
 15 show on that.
 16 MS. McDONOUGH: That's super cool.
 17 MR. FRYDMAN: And where'd you get
 18 Stella?
 19 CAROLINE KERNER: Stella is a great
 20 name for a bar and it is the owner's dog.
 21 MS. BOWMAN: Oh, that's cute.
 22 MS. McDONOUGH: I like that.
 23 MS. CONNELL: Do you have the name of
 24 that red?
 25 CAROLINE KERNER: I don't have the name

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1 like, but we would be happy, yes, with -- with
 2 any --
 3 MR. JOY: Any of these choices.
 4 MS. BOWMAN: -- of these choices.
 5 CAROLINE KERNER: Okay.
 6 MS. BOWMAN: So we're not making your
 7 job any easier.
 8 Do I have motion to accept the
 9 application as presented?
 10 MR. JOY: I make that motion.
 11 MS. BOWMAN: Second?
 12 MR. FRYDMAN: Second.
 13 MS. BOWMAN: Any discussion?
 14 All in favor?
 15 BOARD MEMBERS: Aye.
 16 MS. BOWMAN: And the motion carries.
 17 CAROLINE KERNER: Thank you.
 18 MS. McDONOUGH: Would you like these
 19 back or --
 20 CAROLINE KERNER: You can keep them.
 21 MS. McDONOUGH: It's going to end up in
 22 my recycling bin, so it's up to you.
 23 CAROLINE KERNER: I'll take them if
 24 they're just going to be recycled.
 25 ED DUFFY: Miss, where do you get the

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1 of this red. This is actually a piece of the --
 2 MS. CONNELL: Can you send -- that's
 3 the name of the red?
 4 MS. BOWMAN: So I think it already is
 5 --
 6 CAROLINE KERNER: I don't know all --
 7 MS. BOWMAN: It's already painted.
 8 MS. CONNELL: Oh, okay. I'm sorry. I
 9 apologize.
 10 CAROLINE KERNER: Yeah, yeah. This is
 11 the sign. This is --
 12 MS. CONNELL: I thought it was going to
 13 be painted. Okay. I'm sorry.
 14 CAROLINE KERNER: Thank you.
 15 MS. BOWMAN: All right. So our last
 16 application --
 17 (Indiscernible discussion, simultaneous
 18 speakers.)
 19 MS. BOWMAN: We're going to move along
 20 -- hello. I have to call this meeting back to
 21 order, please. All right. We're going to move
 22 along, we're doing very nicely on time. We have
 23 182 South Main Street, which is demolition of a
 24 building and new construction of a single family
 25 home.

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1 (Discussion off the record while
 2 documents were handed out.)
 3 CRAIG NUSH: I'm Craig Nush from Ralph
 4 Fey Architects. We have the owner of the
 5 property of 182 South Main, Bruce Lotier and our
 6 builder Chris Bogert (phonetic) with us.
 7 So I'll start with paging through. 182
 8 South Main is at the southern end of New Hope
 9 down Main Street. You can go to the second page.
 10 The current house is this blue two story
 11 building. The driveway from Main Street pitches
 12 -- pitches down and the current way into the
 13 house is this staircase up to the first -- first
 14 floor. And then there's a -- there's a lower
 15 basement. Those -- those de -- depict the first
 16 two pages on -- on this end. The back -- the
 17 back abuts into the Delaware River and that is
 18 the current house with the deck showing that part
 19 of the basement and a first floor.
 20 We're proposing to remove this building
 21 and it is not an historical building by any
 22 means. And we are proposing one, first, to raise
 23 -- the second page will show on the plan.
 24 MR. ENNIS: Just for the record, what
 25 -- what's the state of the building right now, if

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1 CRAIG NUSH: Officially?
 2 MS. BOWMAN: -- structure is not safe.
 3 CRAIG NUSH: Do you know, Chris?
 4 CHRIS BOGERT: They did any analysis on
 5 it?
 6 CRAIG NUSH: Is there an analysis on
 7 it? No.
 8 CHRIS BOGERT: No, I mean, admittedly,
 9 you know, I've been in it. And I mean, it's --
 10 anyone that's looked in it can probably attest, I
 11 mean, the thing is literally -- it should be
 12 condemned. I think there's been a host of issues
 13 that Mr. Ennis can speak to that I think are
 14 ongoing with issues with that building even prior
 15 to Lotier's ownership and it's not -- it's not
 16 even a habitable structure at this point.
 17 MS. BOWMAN: Okay.
 18 MR. ENNIS: Chris, I concur. The
 19 property record on this property, as far as the
 20 damages and just the significant issues, pretty
 21 much at times, building code officials claim that
 22 it's uninhabitable.
 23 MS. BOWMAN: That's fine. Thank you.
 24 CRAIG NUSH: So we are proposing and
 25 you go to page 02 is actually to pull -- pull the

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1 you can describe it?
 2 CRAIG NUSH: It's -- there's pieces of
 3 the -- on that railing and walkway up to first
 4 floor is --
 5 MR. ENNIS: It's safe, right?
 6 CRAIG NUSH: -- it's deteriorating as
 7 you can see in the pictures.
 8 MR. ENNIS: I walked up there and --
 9 MS. McDONOUGH: I pass it everyday.
 10 MR. ENNIS: I just bumped it to the
 11 roadway.
 12 CRAIG NUSH: The siding's falling
 13 down --
 14 CHRIS BOGERT: There is no railing for
 15 those steps --
 16 CRAIG NUSH: -- the piers, the back
 17 deck it's -- yeah, it's not in the best shape
 18 right now. So the idea of demolishing it is --
 19 is, to us, a good one to --
 20 MS. McDONOUGH: You're just going to
 21 blow on it.
 22 CRAIG NUSH: To blow on it.
 23 MS. BOWMAN: It has found to be unsafe.
 24 I'm just asking if -- did -- has an engineer
 25 looked at it and said, this --

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1 driveway to the same -- the same or close to the
 2 same level as -- as Main Street when you're
 3 driving in. That will give -- that will give the
 4 first floor -- one, the first floor out of flood
 5 zone; and two, the ability to drive in and out
 6 without worrying about the slope down and the
 7 grade and bottoming out the cars and all that.
 8 MS. McDONOUGH: Relative to where the
 9 building is now, where would the first -- once
 10 you raise the elevation, where would it be, just
 11 roughly? Just curious.
 12 CRAIG NUSH: I believe it's actually
 13 two feet higher than that front -- that front
 14 door. If you look at page 1, that front door now
 15 I think is two feet higher than --
 16 MS. McDONOUGH: Okay. Got it.
 17 CRAIG NUSH: Than that front door
 18 location --
 19 MS. McDONOUGH: Thank you.
 20 CRAIG NUSH: -- on the blue -- on the
 21 original blue building. And that too, that's
 22 dictated. And what we did was make that higher
 23 to get that first floor fully out of the flood
 24 zone.
 25 If you go to page 3 we -- so our

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1 proposed building is from -- I guess you could
2 see it better on page 4 with context of the house
3 to the left and right. So raising this up --
4 raising this driveway up from this -- from this
5 front facade, you're seeing a two story -- a two
6 story building, which -- which to us is
7 comparable to the elevations to the right and
8 left of the house. I'll go through materials
9 after this.

10 If you go to page 5, on this side of
11 the building you'll have an unfinished basement
12 -- unfinished basement area, which would be
13 coming up to grade. This land is, again, sloping
14 from Main Street down to -- down to -- down to
15 the water's edge of the Delaware River. So upon
16 that natural slope, we're getting a full walkout
17 basement for the -- for the basement area. Then
18 the first floor and -- first floor, second floor
19 and then it's a roof -- it's a roof terrace above
20 that second floor.

21 MS. BOWMAN: With a roof?
22 CRAIG NUSH: A flat roof.
23 MS. BOWMAN: On the roof deck?
24 CRAIG NUSH: A flat roof.
25 MS. BOWMAN: On top of the roof

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1 the third floor, was removed.
2 MS. BOWMAN: So --
3 CRAIG NUSH: So I'll start to page
4 through the materials that we then selected. We
5 can go --

6 MS. BOWMAN: May I ask a quick
7 question? Is this concept review or are you
8 looking --

9 CRAIG NUSH: No, this is --
10 MS. BOWMAN: Is this a formal
11 application?

12 CRAIG NUSH: We were in here July or
13 August for the initial.

14 MS. BOWMAN: Yes.

15 CRAIG NUSH: So this would be the final
16 review.

17 MS. BOWMAN: Okay.

18 CRAIG NUSH: So picking out materials
19 for the front and back, and I can slide the wood.

20 MR. FRYDMAN: Dee Dee, how concerned
21 are we about the back finishings?

22 MS. BOWMAN: Very. Yeah, it faces the
23 river.

24 CRAIG NUSH: So if you want to kind of
25 flip between 4 and page 8.

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1 terrace?

2 CRAIG NUSH: Right. So this -- this
3 level here is officially the -- what's called the
4 first floor ceiling, the second floor ceiling and
5 that would be the roof -- the roof deck and a
6 terrace on top of there.

7 BRUCE LOTIER: It's not a roof.

8 MS. BOWMAN: So that's a pergola.

9 CRAIG NUSH: Yes, the pergola and
10 outdoor -- and outdoor seating.

11 MS. BOWMAN: But with a back wall.

12 CRAIG NUSH: It does have a back wall
13 to not see that --

14 MS. BOWMAN: So essentially it's like a
15 room.

16 CRAIG NUSH: Behind there --

17 MS. BOWMAN: But open on the one side.

18 CRAIG NUSH: No, we removed -- yeah, we
19 talked to Jim about having some sort of room up
20 there or we had a storage closet that would room
21 itself off. Everything is open to the air, it's
22 a back wall to kind of hide the AC condensers
23 that would be beyond that -- that wooded -- that
24 wooded and railing area. So anything that would
25 say inhabitable space on that roof deck, would be

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1 MS. BOWMAN: How do these differ from
2 the plans we saw the last time?

3 MR. JOY: I'm sorry. I wasn't here, so
4 --

5 MS. BOWMAN: I don't recall seeing them
6 with the context. I don't believe we ever saw
7 it.

8 CRAIG NUSH: Right. You asked -- you
9 asked to put the -- yes, last time we were here,
10 you asked to see what the elevation of -- a
11 schematic elevation of the left and right
12 building on each end.

13 MS. BOWMAN: Okay.

14 CRAIG NUSH: So the Thermory, the
15 shiplap, the siding, slide that around is a baked
16 -- is a baked ash wood that is resistant to rot.
17 There's a way and you can see through the little
18 chart that it'll come from the factory -- it'll
19 come to the factory in that color and it can
20 patina down to the gray. But every five years
21 you can -- you can take teak coloring to it and
22 get it back to the original brownish reddish
23 color. Those will be shiplap, those will be --
24 so it's a natural wood that is -- yeah, that is
25 thermally baked so that it -- it's rot and insect

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1 resistant.

2 So then page 9 is the stone materials.

3 It's a thin stone more in a rectangular pattern.

4 The coloring -- the coloring will be more of the

5 reddish on the lower -- on the lower edge, but

6 the upper one was how -- how tight and

7 rectangular with the spacing.

8 MS. McDONOUGH: So it's going to be

9 laid more like the top one and color more like

10 the bottom one?

11 CRAIG NUSH: Correct.

12 MS. McDONOUGH: Gotcha.

13 CRAIG NUSH: Page 10 is, we have two,

14 10 and 10A because -- so there was the Equitone

15 and I believe -- I believe you guys were -- this

16 is the color of the Equitone, it is a cement --

17 it is a cement fiber board.

18 MS. BOWMAN: The 2-11?

19 CRAIG NUSH: Yeah. If you want to pass

20 that around. Most of this material is on the

21 sides -- the side of the buildings. So we have

22 an alternate -- this company is from -- this

23 company is from made in Germany and Belgium.

24 Chris needs to price it out. And because it's

25 mostly on the side, we might substitute just a --

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1 like this system because the style in rail are

2 like two and a half to three inches, so it's a

3 nice thin profile with -- with an abundant area

4 of glass.

5 Then the garage doors, garage doors we

6 have as the Clopay and we're doing again a teak

7 -- a teak color to match the Thermory wood and it

8 has smokey translucent -- yeah, translucent glass

9 between each slat.

10 Next page would be the front the front

11 door we're getting from Loewen, it is a pivot

12 hinge -- a pivot hinge front door and the door

13 hardware would be similar this -- this long bar.

14 It be a wood, again, stained -- stained again to

15 match the garage doors and the wood siding. And

16 that would be -- that would be made out of wood

17 slats hence a black matte finish for the barn

18 door handle. Trim -- trim we have as -- so the

19 trim first is shoreline, so two colors.

20 There'll be a little bit of stucco and

21 trim would be -- would be the top boards. If we

22 go back to the -- so there's a band on the top of

23 -- of each. So this, let's call it the gray band

24 on top of the front door area, on top of that

25 area and there's bands across the front, which

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1 the next page is the substitute. It's not the

2 same color, but it's the same idea of a thinner

3 -- a thinner cement board. But the color -- the

4 color is stone, which is a gray -- a gray tone

5 for an alternate, which is very similar too. And

6 you can see on the side elevations that it's --

7 it's mostly in a brick stack on the side

8 elevations. Only a new spots, few glances --

9 page 6, you're seeing it on the one side

10 elevation, which would be the --

11 MS. BOWMAN: Between the windows kind

12 of -- oh, here this?

13 CRAIG NUSH: Right. But, again, it

14 wouldn't be the -- there's only a spot where you

15 see it turn the corner and it's only a spot of

16 maybe of 18 inches when it turns the corner from

17 the front or from -- or from the river side.

18 MS. BOWMAN: Okay.

19 CRAIG NUSH: So that's 10; 11 would be

20 the -- so we're -- we're proposing Sierra

21 Pacifica windows, which is a window wall system.

22 The window wall system would be -- it's an

23 aluminum clad metal on the exterior and a -- so

24 then they have a -- sorry -- a Douglas Fir post

25 system for the interior. The style in rail we

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1 would be in Boral and the lighter -- in a lighter

2 tone of gray color shoreline. Then there's a few

3 areas, the gray spots behind it, so it's called

4 this gray spot and a few gray areas you would see

5 on this breakfast -- that pops out on the side

6 here, which would be a stucco that would be a

7 little bit darker tone gray.

8 And then -- so one's the Walpole metal

9 and wood pergola that -- that is the pergola on

10 top of the roof deck to have some sun shade. And

11 then there's the steel garage -- steel garage

12 trellis and that's the one you would see there's

13 a black painted steel trellis above the garage

14 doors.

15 MS. BOWMAN: That's this one in the

16 corner?

17 CRAIG NUSH: Yes. Then we have custom

18 steel stair, steel stair would be the one --

19 would be the one coming from the ground level

20 coming up to this -- to this deck area, another

21 steel stair going from this second floor up to

22 the roof terrace. The last page is a combination

23 of metal posts and glass -- metal post and glass,

24 again, rear elevation. The lower levels have

25 this metal post and glass and then we switch it

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1 -- we switch it up when we get to the roof
 2 terrace to the cable rail and metal -- and metal
 3 posts.
 4 MS. BOWMAN: And the glass and metal is
 5 just rear?
 6 CRAIG NUSH: Just rear, right. The
 7 other one -- there's a couple there is -- there's
 8 a walkout area above the front door that will be
 9 metal and that's showing -- that's showing the
 10 cable -- the cable rail.
 11 MS. BOWMAN: Yes, okay.
 12 CRAIG NUSH: And there's a little bar,
 13 so there's -- there's a planting bed -- there's a
 14 planting bed and a little bar to get up to 36
 15 inches from the planting bed that'll kind of have
 16 growing vines that would come out that planting
 17 bed or planting box just above that would be just
 18 a little 12 inch rail above that.
 19 That is 22 South Main.
 20 MS. BOWMAN: Who would like to start?
 21 MR. JOY: Well, I wasn't at the
 22 original meeting and so I'm a little -- you know,
 23 we always encourage -- we know this building has
 24 to come down, there's no question about it -- and
 25 encourage setting things apart with new

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1 beautiful and I appreciate the appropriateness of
 2 a very modern design between old buildings
 3 because it is appropriate within the guidelines
 4 of the ordinance.
 5 However, it is very important that
 6 infill buildings do not subordinate the buildings
 7 around them and it feels that way to me. It's --
 8 and it's not so much its mass, because it will be
 9 set back, which will diminish the mass, but it is
 10 the height. It's too tall for the building to
 11 the north.
 12 CRAIG NUSH: Because of -- I think
 13 you're not seeing it in perspective of -- this is
 14 40 feet back from the other two buildings and I
 15 think you know the other --
 16 MS. BOWMAN: They're on the street.
 17 CRAIG NUSH: -- two buildings, they're
 18 on the street. This is 40 feet back, which
 19 again, will diminish -- this is -- this is a
 20 front face -- this is a front --
 21 MR. JOY: Yeah, that's the way I'm
 22 seeing it.
 23 CRAIG NUSH: This is the front
 24 elevation.
 25 MR. JOY: That's reasonable.

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1 construction, so that's a good thing. My only
 2 concern is looking at the (inaudible) lot, this
 3 new building's going to subordinate its neighbors
 4 a bit. Because then, you know, it really sticks
 5 out.
 6 I mean, the fact is you're raising the
 7 grade up a little bit so it's going to be front
 8 and center now, right? You ever thought about
 9 landscaping or things like that?
 10 CRAIG NUSH: Still pushed back --
 11 MS. BOWMAN: This is why we did ask to
 12 have it to scale for the houses on either side
 13 because it was totally not obvious, the first
 14 time around. Sorry, you weren't --
 15 MR. JOY: That's why I feel a little
 16 lame commenting now.
 17 MS. BOWMAN: But that's quite all
 18 right. And I think that it is -- it is less
 19 intrusive for the house to the south, but it
 20 totally dwarfs the house to the north. And I
 21 have a concern about the scale. I think the
 22 design is absolutely stunning. I like every one
 23 of the materials and you're alternate materials
 24 are just as wonderful as the possible first
 25 choice, the second choice. The design itself is

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1 CRAIG NUSH: This is going to be pushed
 2 back a good 30 feet from these two front
 3 buildings. I would -- I would guess that they're
 4 10 to 12 feet.
 5 MS. McDONOUGH: Is it going to be as
 6 far back as the current building or is it going
 7 to be closer to the sidewalk? Help me out.
 8 MR. JOY: It's going to be up.
 9 MS. McDONOUGH: Well, I know it's going
 10 to be higher, but I'm going this one.
 11 MR. FRYDMAN: Same footprint, but
 12 higher or is it closer?
 13 CRAIG NUSH: I mean --
 14 MS. McDONOUGH: So I know where the
 15 front of the current building is now. How much
 16 closer to the sidewalk is the front of this
 17 building?
 18 CRAIG NUSH: I know what you're asking.
 19 Let me look. I would say it's -- I should have
 20 an overlay of the other plan. I would say it's
 21 the same --
 22 Do you recall?
 23 MR. ENNIS: I think it's closer. I
 24 don't know how much closer. I don't -- I don't
 25 think it's --

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1 MS. McDONOUGH: Like --
 2 MR. ENNIS: Yeah. As I recall, I don't
 3 think it's significantly closer, but they do have
 4 a point and -- so food for thought is, those two
 5 houses that are on the side are right against the
 6 sidewalk while this one will be further back.
 7 MS. BOWMAN: That will change the
 8 perspective, but it still --
 9 MS. McDONOUGH: That helps me.
 10 MS. BOWMAN: I think where I am having
 11 an issue is this extra height as it will be seen
 12 from the river, which will really -- because --
 13 and the river is a very important viewscape.
 14 MR. JOY: That becomes its main facade.
 15 MS. BOWMAN: And so you'll have this
 16 very, very large, very tall building and it is
 17 further away than those two buildings in the
 18 front. So those will be dwarfed even more and so
 19 I do think from that perspective and we don't
 20 have any scale drawings of that, it's -- so it --
 21 this is a problem for me. And I don't know if
 22 it's perhaps just what's this roof deck making it
 23 that much taller, I don't know.
 24 CRAIG NUSH: For that front facade,
 25 that roof deck is -- that back wall is pushed --

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1 Enid, what do you think?
 2 MS. McDONOUGH: I'm trying to
 3 visualize.
 4 MS. BOWMAN: I would like for the --
 5 just one second. For the record, I do want to
 6 add in because we do get questioned about this,
 7 why are we allowing a building in the historic
 8 district to be torn down? Variety of reasons.
 9 Number one, we've been told it is not
 10 salvageable; that is, we don't have proof of
 11 that, it is certainly believable given what that
 12 structure has experienced over its lifetime. No.
 13 2, it is a mid-century, I think it was built in
 14 the 60s, if I'm --
 15 BRUCE LOTIER: Late 50s.
 16 MS. BOWMAN: -- 50s, 60s. I bel -- I
 17 think -- I looked up and it was in that time
 18 frame; however, it is not an example of a
 19 mid-century building. If this were a mid-century
 20 style building, we'd have a lot more problem even
 21 if it had structural issues with it being town
 22 down because that is a significant important --
 23 MR. JOY: Represents a significant
 24 architectural style, believe it or not. It's
 25 becoming antique, the fact that it's mid-century.

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1 MS. BOWMAN: I understand it's all the
 2 way back -- it's back, but nevertheless
 3 especially from the rear, it gives it enormous
 4 height. How many -- how tall is it from the
 5 ground level, from this basement level to the top
 6 of that pergola?
 7 CRAIG NUSH: Yeah, from that back edge,
 8 do you recall?
 9 BRUCE LOITER: I think it's 31.
 10 CRAIG NUSH: I think it's 39 from that
 11 back edge, 'cause then we take an average. We
 12 take an average every way around to get it below
 13 the 35 feet.
 14 BRUCE LOTIER: Yeah, it's only like --
 15 we don't know the exact number, but I think it's
 16 four feet when we measured it, above the chimney,
 17 the existing chimney today. So if you look at
 18 that from the back side --
 19 MS. BOWMAN: So, yeah, the existing to
 20 me speaks --
 21 BRUCE LOTIER: I mean, it's not -- it's
 22 not a substantial difference.
 23 MS. BOWMAN: Right, but the existing
 24 chimney is just a little skinny thing, it's not
 25 an entire section of expanded roof essentially.

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1 MS. BOWMAN: And it's an important arch
 2 --
 3 MR. JOY: That's not an issue here, but
 4 it's true.
 5 MS. BOWMAN: But this building -- and
 6 this is just for the record. You already know
 7 this, I just want it in because we are often
 8 questioned. It is -- the building does not have
 9 architectural significance in the context of our
 10 historic district. It does not represent a style
 11 that will be lost. It was kind of really a river
 12 shack that got added onto and was quaint and
 13 cute, but not particularly significant
 14 architecturally, for the record.
 15 Enid, I'm sorry.
 16 MS. McDONOUGH: No. That needed to go
 17 on the record. I'm totally good. Thank you.
 18 So I'm picturing the back view of this
 19 relative to the existing buildings and how far
 20 set off is it? I'm going to ask a bunch of silly
 21 questions. Coming from the river view, how much
 22 higher will this building be than the existing
 23 structure?
 24 CRAIG NUSH: The existing structure or
 25 the structure to the sides?

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1 MS. McDONOUGH: Just height. So right
 2 now we've got a picture of the back of this
 3 existing structure, how much higher do I have to
 4 take my airplane, or whatever, to get to the top
 5 of the new one, if you know? I know --
 6 CRAIG NUSH: To the -- to the roof --
 7 to the roof line?
 8 MS. McDONOUGH: Yeah.
 9 MS. BOWMAN: To the top of the pergola.
 10 MS. McDONOUGH: To the roof line on the
 11 top of the thing, I can estimate.
 12 BRUCE LOTIER: I think it's four feet
 13 above the chimney height of the existing building
 14 when we measured it.
 15 CRAIG NUSH: So from the roof line --
 16 so if there is --
 17 BRUCE LOTIER: You can't see the
 18 chimney on the far left.
 19 CRAIG NUSH: So there might be seven
 20 feet from the ridge line.
 21 MS. BOWMAN: So seven more feet from
 22 the ridge line?
 23 BRUCE LOTIER: That's about right.
 24 MS. McDONOUGH: This may all be here
 25 and I apologize if I'm not taking advantage of

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1 from the Delaware? Because I don't see it.
 2 CHRIS BOGERT: So from the water line,
 3 the actual back of the house, not the decks
 4 itself from the landscape structures, but the
 5 actual back corner of the house to the water,
 6 when I went the day the survey was done was 56
 7 feet. And the -- again, it's just only to throw
 8 this out there for context on the height piece of
 9 it, this isn't going to solve it for you, but
 10 just to sort on give you the background of where
 11 we got to where we got.
 12 So we're required, as you probably well
 13 know, to build to the required base flood
 14 elevation for any new home in the flood plain.
 15 So we're built to what's required and then
 16 effectively have a two story structure on top of
 17 that required elevation with a flat roof. So
 18 there was, you know, the effort there to -- you
 19 know, to minimize to the degree that we could
 20 with a flat roof building two stories from the
 21 required elevation just, you know, for
 22 flexibility.
 23 I think that if the pergola, that piece
 24 on the roof was what's terribly problematic, I
 25 think that Bruce and his wife would probably be

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1 your very careful drawings, I apologize; but how
 2 much wider is the new structure from the current
 3 one?
 4 BRUCE LOTIER: Thirty-five to forty.
 5 CRAIG NUSH: Right. So 35 to 40, yeah,
 6 there's only 5 or 6 -- so there's 5 or 6 more --
 7 more width to it because you're seeing -- we're
 8 going -- we're going five feet from that -- that
 9 fence -- that fence line, but, yeah, from both --
 10 actually, no, we're doing -- it's more.
 11 CHRIS BOGERT: Six additional feet wide
 12 on the south side. So currently there's a sewer
 13 easement on the north end of the property, which
 14 we're going to be building up against and the
 15 current structure's built up against. The new
 16 side yard setback for the zoning district that
 17 we're in on that, where we are, is five feet. So
 18 we're building over that five feet line on the
 19 south side, which is going to make this structure
 20 about -- I mean, you know, I may be off a few
 21 inches, but it's between five and six more
 22 additional feet in width then what's there
 23 doubling on the southern section.
 24 CRAIG NUSH: To the south side.
 25 MR. FRYDMAN: How far set back is it

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1 amenable to talk about alternatives that were
 2 more acceptable. But I think that the building
 3 height is going to be tough one because we're --
 4 you know, we're as low as permitted by the flood
 5 regs and doing two stories above that.
 6 MR. FRYDMAN: Thank for that.
 7 MS. BOWMAN: What are your ceiling
 8 heights on first living level and second level?
 9 CHRIS BOGERT: Craig will have that.
 10 MS. BOWMAN: Just curious.
 11 CRAIG NUSH: So we have a first floor
 12 -- yeah, first floor ceiling to -- floor to
 13 ceiling is 10 foot 6 and then the next floor is 9
 14 feet.
 15 MS. McDONOUGH: This is all really
 16 helpful. I mean, this is such a huge piece of
 17 property, if they are -- I have less concerns if
 18 the other buildings were closer and it would be
 19 -- you know, from the river view, it's not like
 20 you can see the street now, it's -- and you
 21 really can't see the other buildings. So
 22 because -- you know, the picture with the
 23 proportions is really important. And because
 24 it's such a huge piece of property and because
 25 it's really not taking away from the view that

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1 existed before, which would bother me a lot, I'm
 2 not quite as troubled. Thank you for your
 3 answers.
 4 MR. JOY: I had asked a question about
 5 landscaping. Was there any talk about --
 6 CRAIG NUSH: We were not opposed I
 7 think -- I definitely think Bruce wants to
 8 landscape the front for sure.
 9 BRUCE LOTIER: And the side.
 10 CRAIG NUSH: And the sides.
 11 MR. JOY: Just in an effort to try to
 12 subordinate its neighbors, anything that -- I
 13 know setting back is going to help a good deal
 14 and I'm a little less concerned with the view
 15 from the river because there's so many other bad
 16 examples of that. This is not the worst I've
 17 seen, but I'm concerned about, you know, the
 18 aspect of the roof lines and anything you can do
 19 to reduce that is going to help and help not set
 20 a precedent when we explain to other people why
 21 we allowed it.
 22 CRAIG NUSH: Yeah, we want to integrate
 23 a lot of -- I believe a lot of planting beds
 24 around the front door and the garage. Because
 25 we're raising -- because we're raising that front

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1 MR. FRYDMAN: I have nothing
 2 additional.
 3 MS. BOWMAN: I have another question
 4 for this driveway that you're building up. What
 5 -- how's it's supported? What's on the sides of
 6 the -- 'cause you have to be bringing in --
 7 CHRIS BOGERT: I'll try to explain this
 8 as best as I can, but a portion of it where you
 9 actually drive in off the road is actually an
 10 extension of the foundation of the house, you'll
 11 not see it because the driveway actually runs
 12 over top of it and then the north side is
 13 supported by several pier footings. You know,
 14 concrete pier footings to elevate it out of the
 15 flood plain. And then, you know, if you looked
 16 at it lately, on the front wall right where the
 17 sidewalk is, there's like an old stone retaining
 18 wall that's in real bad shape. We had a few
 19 trees grown into it, we've been to shade tree and
 20 they've been removed because they were
 21 compromising not only the integrity of the
 22 retaining wall, but the sidewalk and whatnot so
 23 we had to replant that.
 24 And we have been to the zoning hearing
 25 board and got and granted relief to replace --

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1 driveway up, it would be the -- it would be -- it
 2 would be essentially -- it'd essentially be on
 3 the sides.
 4 BRUCE LOTIER: I talked to both
 5 neighbors, both sides about going with natural
 6 fencing so we don't have a need for real -- we'll
 7 you know, we'll have something there, but, you
 8 know, arbors or something that will go down both
 9 sides and soften it on both sides. Right now
 10 it's a mix of bamboo and a stockage bamboo just
 11 overrunning everything.
 12 MR. JOY: You know I mean, it's -- and
 13 we encourage modern design, it helps offset the
 14 historical things, but it also -- we have to be
 15 careful that it doesn't overtake the same, not
 16 just for our benefit for the streetscape, but the
 17 neighbors, it may be that they're being
 18 subordinated a little bit, so we have to be
 19 sensitive to that, believe it or not.
 20 BRUCE LOTIER: They're both very happy
 21 that the blue house is coming down.
 22 MR. JOY: I'm sure. I'm sure we all
 23 are actually.
 24 MS. BOWMAN: Jeff, do you have
 25 anything?

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1 or, you know, at a minimum make repairs to that
 2 retaining wall that's out there to make sure that
 3 it's got integrity for long-term, because it will
 4 not really be able to be addressed once the home
 5 was there and then that retaining wall will
 6 support the sections of the parking deck that's
 7 closest to. You know, the sidewalk is basically
 8 what it is, so it's three components, so, you
 9 know, a portion of it is solid underneath. If
 10 you were to theoretically walk around the house
 11 from the north side, there is a piece of it
 12 that's probably -- you'll not see it from the
 13 road because it's lower, but it's actually hollow
 14 underneath it with just, you know, piers to try
 15 to have as little structure in the flood plain as
 16 we could.
 17 MS. BOWMAN: And that cannot be seen
 18 from any public right-of-way?
 19 CHRIS BOGERT: I mean, no, because of
 20 the height it not be able to see it.
 21 BRUCE LOTIER: The neighbors you could,
 22 but the --
 23 CRAIG NUSH: Correct.
 24 MS. BOWMAN: I do still believe it's a
 25 little -- it's too high. And it's perhaps mostly

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1 from the river and I am more concerned about it
2 perhaps than Kevin because that is very
3 important.

4 MR. JOY: It is.

5 MS. BOWMAN: That is a very important
6 viewscape and has been ignored in previous years.
7 We have done our best to always address it. So I
8 would like to see some reduction and maybe it is
9 -- it's this pergola that has --

10 BRUCE LOTIER: That we agree.

11 CHRIS BOGERT: If that's the issue and
12 the sticking point, I think -- like I said, I
13 think they'd be willing --

14 MR. JOY: It's probably the biggest,
15 the biggest thing.

16 CHRIS BOGERT: -- to say that we'll,
17 you know, come up with an alternative design or
18 solution that doesn't involve that actual
19 structure up there and I think he'd be willing to
20 make that concession.

21 BRUCE LOTIER: Sure.

22 MS. BOWMAN: Because I think the
23 railing does not add height, that's see-through
24 and inconsequential, but it's.

25 MR. JOY: Just kind of dwarfs its

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1 still going to want to do that, which I
2 completely understand why they would want to do
3 that. So what can go up there in essence to
4 screen those? 'Cause it's still going to have a
5 height --

6 MS. BOWMAN: How high does that need to
7 be?

8 CHRIS BOGERT: You could probably
9 achieve something like that with a four foot, you
10 know, sort of open piece to mask it off --

11 MS. BOWMAN: And this is eight feet?

12 CHRIS BOGERT: This is prob -- I don't
13 know what this, but this is likely eight or nine
14 feet.

15 CRAIG NUSH: It's eight feet underneath
16 it and also then it's for the sun shade too.

17 MS. BOWMAN: Right. Well, that's --

18 CRAIG NUSH: When you're -- that's
19 essentially why we have it up there is --

20 MS. BOWMAN: You can always put
21 furniture, we can't say anything about furniture
22 and an umbrella. Just so you know. Well, it's
23 true.

24 CHRIS BOGERT: I think we want to just
25 maintain some kind of visual screen around the

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1 neighbors a little bit just because of that
2 little added height.

3 MS. BOWMAN: I think -- I mean, it's
4 not a lot of added height, but I think it's just
5 visually stronger then -- then it needs to be up
6 there.

7 BRUCE LOTIER: That's fine.

8 MS. BOWMAN: Materials?

9 MR. JOY: They're fine, they're always
10 fine.

11 MS. BOWMAN: Gorgeous.

12 MR. JOY: Great choices.

13 MS. BOWMAN: Are we prepared to vote?

14 JEFF FRYDMAN: So what's the proposal?

15 MS. BOWMAN: May I have a motion to
16 approve the plan as submitted with the change
17 removal of the structure --

18 MR. JOY: The height, the pergola or
19 something.

20 MS. BOWMAN: The pergola on the roof.

21 MR. ENNIS: Can I just real fast?

22 MS. BOWMAN: Yes, you may.

23 MR. ENNIS: Because they did raise a
24 good point that they have to cover up the units,
25 the mechanical units that are up there. They're

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1 mechanicals, if we achieve four feet or under, I
2 don't think would be nearly imposing and quite
3 frankly, may not even be visible from --

4 MS. BOWMAN: If it's sort in the middle
5 of the roofs, right?

6 CHRIS BOGERT: It's a little
7 structure -- so it doesn't have to be real high.

8 BRUCE LOTIER: This height will --

9 MS. BOWMAN: And would it be less
10 visible if it weren't brown?

11 CHRIS BOGERT: If it weren't what?

12 MS. BOWMAN: Brown.

13 CRAIG NUSH: It wasn't brown, if it
14 wasn't a wood.

15 CHRIS BOGERT: Well, this isn't really
16 drawn to the way it was.

17 MS. BOWMAN: Well, we're looking at
18 colors, what colors are. And we were told -- I'm
19 being very literal here, but the brown areas are
20 going to brown and the gray areas are going to be
21 gray. And you know because that's -- these are
22 the materials you showed us.

23 CRAIG NUSH: And with the -- for that
24 too, I mean, is it the pergola or can we -- can
25 we have an area opening halfway up, so that like

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1 Chris was saying it's -- it could be three or
 2 four feet of a blockade not to get beyond --
 3 beyond to the --
 4 MS. BOWMAN: I know what you're saying
 5 and I don't know until I saw it drawn and, again,
 6 so it might be possible. Can you build this
 7 building and come back to us about that bit?
 8 CHRIS BOGERT: I mean, listen, we're
 9 happy to come up with something that works for
 10 everybody. They're going to be as interested in
 11 the appearance as you guys are. So I think if we
 12 could deal with this and say, yeah, we'll come up
 13 with a solution at the time it works even it's
 14 some kind of small mock-up or something --
 15 Am I right in saying that?
 16 BRUCE LOTIER: Yeah.
 17 MS. BOWMAN: Okay. So we're going to
 18 modify the motion. I'm going to ask for a motion
 19 to approve the plans as submitted with the
 20 exception of the details on the roof structure.
 21 The structure on -- that sits on top of the roof.
 22 Does that make sense to everyone? All
 23 right. Someone make that motion.
 24 MR. JOY: I make that motion.
 25 MS. BOWMAN: Do I have a second?

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1 questions?
 2 MS. BOWMAN: Yes.
 3 ED DUFFY: Who owns Dock Street at this
 4 point? Was he just describing what they are
 5 going to do with Dock Street, the architect --
 6 the builder?
 7 MS. BOWMAN: I don't know, Dock Street.
 8 MR. FRYDMAN: It's a paper street.
 9 ED DUFFY: Right in front of you,
 10 right?
 11 CHRIS BOGERT: I think it's a little
 12 misleading. Isn't Dock Street on the other side
 13 of the adjacent property?
 14 MS. BOWMAN: Yes, Dock Street is
 15 actually over and further.
 16 CRAIG NUSH: It's further down, it's
 17 the next property.
 18 ED DUFFY: That's not --
 19 MS. BOWMAN: It is.
 20 BRUCE LOTIER: On the other side of the
 21 --
 22 ED DUFFY: Oh, okay. I saw the --
 23 CRAIG NUSH: It's the -- it's the --
 24 it's the next.
 25 ED DUFFY: I saw the red line.

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1 MS. McDONOUGH: Second.
 2 MS. BOWMAN: Discussion, any more?
 3 All in favor?
 4 BOARD MEMBERS: Aye.
 5 MS. BOWMAN: Opposed? No. So we're
 6 good.
 7 MS. CONNELL: May I?
 8 MS. BOWMAN: Yes, you may.
 9 MS. CONNELL: You should probably
 10 create a motion for the demolition of the
 11 building.
 12 MS. BOWMAN: Okay. Got it. Thank you.
 13 MS. CONNELL: Old pair of shoes comes
 14 in handy one in a while.
 15 MS. BOWMAN: Do I have a motion to
 16 approve the demolition of the existing structure?
 17 MS. McDONOUGH: I'll make that motion.
 18 MS. BOWMAN: Second?
 19 MR. JOY: Second.
 20 MS. BOWMAN: Discussion?
 21 All in favor?
 22 BOARD MEMBERS: Aye.
 23 MS. BOWMAN: Motion approved. Thank
 24 you.
 25 ED DUFFY: You going to hear public

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1 (Indiscernible discussion, simultaneous
 2 speakers.)
 3 MS. BOWMAN: It's confusing.
 4 CRAIG NUSH: It is confusing, it is.
 5 MS. BOWMAN: But there's no street.
 6 ED DUFFY: Okay. I thought part of the
 7 application --
 8 MS. BOWMAN: So did you all --
 9 Thank you very much.
 10 So did everybody have of a chance to
 11 read the minutes?
 12 MS. McDONOUGH: I wasn't here, so I
 13 didn't read them because I wasn't here.
 14 MS. BOWMAN: Yes.
 15 MR. FRYDMAN: They were -- they were
 16 even better the second time I read them, just
 17 saying.
 18 MS. BOWMAN: May I have a motion to
 19 approve the minutes?
 20 MR. JOY: I make that motion.
 21 MS. BOWMAN: Second?
 22 MR. FRYDMAN: I'll second that motion.
 23 MS. BOWMAN: All in favor?
 24 BOARD MEMBERS: Aye.
 25 MS. BOWMAN: I'm not sure we have a

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1 quorum for approving them but we're going to.
 2 MS. McDONOUGH: I wasn't here, but I
 3 can approve them anyway.
 4 MS. BOWMAN: I guess you can.
 5 MS. McDONOUGH: I'm sure they're right.
 6 MS. CONNELL: There's five, it's three
 7 is a quorum. Five is people, three is a quorum.
 8 MS. BOWMAN: So now I just need a
 9 motion to adjourn.
 10 MR. FRYDMAN: I'll make that motion.
 11 MS. BOWMAN: We're adjourned. Thank
 12 you everyone.
 13 (Meeting concluded at 8:31 p.m.)

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3 **CERTIFICATE**
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7 I hereby certify that the proceedings
8 and evidence are contained fully and accurately,
9 to the best of my ability, in the notes taken by
10 me at the meeting in the above matter; and that
11 the foregoing is a true and correct transcript of
12 the same.

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TARA WILSON, C.R.

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