**Community Preservation Panel September 6, 2017 Meeting Minutes**

The meeting was held in the Aurora Firehouse meeting room at 7:00 pm

**Present:** Chairperson Chris MacCormick, Jeff Blum, Dan DiSanto, Ed Easter, and Claire Morehouse

**Others Present**

**Village Officials:** Clerk Ann Balloni, Planning Board member Pat Foser, ZBA member Laura Holland, and Historian Dr. Linda Schwab

**Aurora Masonic Center representatives:** Virgil Farlow, Charles Minster, Scott Ward, and Stephen Zabriskie

**Inns of Aurora representatives:** Sue Edinger, Ted Kinder, Bruce King, Wendy Marsh, Esq. and Rob Seeley

**Other attendees:**  Kathy Kinder and Silas MacCormick

**Call to Order:** Mr. MacCormick called the meeting to order at 7:05 pm.

**Changes to the Agenda:** No changes

**Approval of Minutes**

**August 2, 2017:** On motion by Mr. Blum, seconded by Mr. Easter, the CPP voted to approve the August 2, 2017 minutes.

AYES: Blum, Easter, and Morehouse

NAYS: None

ABSTAIN: DiSanto and MacCormick

Motion carried.

**August 23, 2017:** On motion by Ms. Morehouse, seconded by Mr. Blum, the CPP voted to approve the August 23, 2017 joint public hearing and special meeting minutes.

AYES: Blum, DiSanto, MacCormick, and Morehouse

NAYS: None

ABSTAIN: Easter

Motion carried.

**Announcements:** No announcements.

**Old Business**

**Application #16-16 from the Aurora Masonic Center for an outside appliance at 325 Main St (Tax Map #181.16-1-30)**

Mr. Farlow referred to the various locations for the heat pump brought before the CPP since April of 2016. Issues with the previous locations included non-compliance, efficiency problems, and no surrounding property.

Mr. MacCormick remarked that the current submission to attach the heat pump to the north side of the building is the most visible of the options on the village’s most historic building.

Mr. DiSanto questioned how the heat pump will be attached and Mr. Farlow responded that brackets will be used. Mr. DiSanto confirmed with Mr. Farlow that the brackets will not be destructive to the building.

Dr. Schwab noted that the heat pump is necessary to control the temperature and preserve the inside of the building along with any historic documents. Though placing the heat pump in the doorway was preferable to her, as it is less obtrusive, Dr. Schwab acknowledged that the current plan does not breach the criteria of reversibility for outside renovations for an historic building.

The panel questioned if the black fan vents could be changed to white to blend in better with the white paint of the building. Mr. Ward replied that he would check with the manufacturer or offered to spray paint them white.

On motion by Ms. Morehouse, seconded by Mr. DiSanto, the CPP voted to approve the amended location of the heat pump for Application #16-16.

AYES: Blum, DiSanto, Easter, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick noted the amended Certificate of Appropriateness on the application flow chart.

**Application #17-36 from the Aurora Masonic Center for a new roof at 325 Main St (Tax Map #181.16-1-30)**

At the August 2, 2017 CPP meeting, the panel requested more information regarding color, snow guards, and dimensions. The roof color is slate, snow guards are included and the roofline will not extend beyond the current shingle roof.

On motion by Mr. Blum, seconded by Mr. Easter, the CPP voted to approve Application #17-36 as submitted.

AYES: Blum, DiSanto, Easter, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Mr. MacCormick issued the applicants a Certificate of Appropriateness.

**Application #17-38 from the Village of Aurora for new railings along the steps to the village park (Tax Map #181.16-1-15)**

Mr. MacCormick noted that there is very little information in the file beyond a description of 1 5/8 steel and concrete post with tar coating. Mr. MacCormick requested that the village supply a picture of the railings noting that the village is exempt from the review, but is usually respectful of the panel’s role.

**Application #17-43 from the Inns of Aurora to convert Shakelton Funeral Home to a hotel at 418 Main St (Tax Map #181.12-1-12) – Preliminary consultation meeting**

Ms. Edinger described a 12-room guest house to continue the Inns of Aurora goal of self-sustainability by increasing their room total to 56. Ms. Edinger mentioned additional projects are underway to help increase occupancy in the off-season. Ms. Edinger then introduced their architect, Bruce King, to discuss the planned renovation of Shakelton House. Significant changes include:

**South elevation**

* Remove the port cochere and replace with an entryway and porch
* Bay addition

**East elevation**

* Add a walkway and door
* Remove a chimney
* New Retaining wall
* 2 parking areas for 13 total parking spaces

**North elevation**

* New door and decorative columns
* Remove chimney and add skylight
* New terrace

**West elevation**

* New entryway and porch
* New second floor railing

**Ice House**

* Move to north side of property
* Remove garage addition
* Replace garage door with wood plank to match existing wood door

Members of the panel questioned the removal of the port cochere. Mr. King claimed that it is not original to the building, there is an entryway added, and that they plan to add a balcony off the second-floor guest room on the south side.

Dr. Schwab took issue with the port cochere as “not original” as it was added within ten years of the construction of the house and is visible in a picture dated 1913. Dr. Schwab added that the historical significance is further evidenced as the port cochere is an accustomed visual feature of the property in everyone’s living memory.

Mr. Blum questioned the kitchen/dining facilities and if food will be served. Ms. Edinger replied that, like the other guest houses, there will only be a small serving kitchen and the dining room is exclusively for in-house dining by the guests.

Ms. Edinger questioned if the CPP reviewed the State Environmental Assessment Form and if they were ready to accept the application. Ms. Balloni reminded Ms. Edinger that Code Enforcement Officer Doyle hasn’t deemed the application complete and the consultation with the panel is preliminary per Mr. Doyle’s letter to Ms. Edinger dated August 28, 2017.

Members of the panel questioned Ms. Edinger about the status of Dorie’s and wondered about beginning new projects with Dorie’s shuttered and another commercial establishment, the Arts and Design Center, about to close to make room for office space for the Inns of Aurora. Ms. Edinger explained that Dorie’s was not profitable and the closing of the Arts and Design Center was not a done deal. Mr. MacCormick noted that possibly keeping the Arts and Design Center open was encouraging, but maybe it is time to consider leasing Dorie’s to an outside source.

**Application #17-45 from Claire Morehouse for replacement steps and new railings at 576 Main St (Tax Map #181.08-1-4)**

Ms. Morehouse recused herself from the discussion of her project.

Ms. Morehouse presented pictures, material samples and plans of 2 newel posts, wood railings, and 6 composite steps in place of 5. Mr. DiSanto noted that an increase in the depth of the steps would negate having to add another step. Ms. Morehouse remarked that she would consider his advice.

Mr. MacCormick praised Ms. Morehouse for providing all the necessary materials needed for them to make an informed decision.

On motion by Mr. Blum, seconded by Mr. Easter, the CPP voted to approve Application #17-45 as submitted.

AYES: Blum, DiSanto, Easter, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

**Adjournment:** On motion by Mr. DiSanto, seconded by Mr. Easter, the CPP voted to adjourn the meeting at 8:45 pm.

AYES: Blum, DiSanto, Easter, MacCormick, and Morehouse

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk