

**Historic District Commission
Center Sandwich
October 17, 2023**

Attendance: Patsy Carega, Anne Gallivan, Fred Phillips, Adam Heard, Stephanie Traibman, Susan Gutchess, Kathy Vittum, Diana Witt
on ZOOM: Sam Kachmar, Ginger Heard, Bonnie Osler

Minutes: Prior minutes accepted with amendment...Susan Gutchess attended BY ZOOM.

Project Proposal: Sam Kachmar presented through drawings for an extra dormer, several new oval windows, and a solar tile roof

The dormer addition would extend the pub area inside by expanding toward the adjacent property, Club Sandwich location, up Main Street. There would be no tree removal. It presents as a row of windows with a raised roof line.

The oval widow would add light in the end caps of the dormer.

The solar roof tiles are flat and less glossy than first iterations of solar roof tiles.

Open Discussion: Motion by Kathy Vittum, Second by Diana Witt. All in favor.

Some questioned the consistency of oval windows for the building.

There were questions about the windows in the dormer. the row of windows is composed of individual windows consistent with other updated windows in style and improved energy efficiency. The oval windows are a styled window to add more light and design. questions about their adherence to the original building style were discussed.

The solar tiles were presented as architectural artistic renderings that show a low luster, low reflective surface on flat tiling rather than shingle overlap styling. They are a big investment with a potential 45 year life. The tiles will cover the entire roof area, unlike panels that stand out as add-ons over a roof. Sam found them similar to old slate [but without lapped application].

Close Discussion: Motion by Diana, Second by Kathy. All in favor.

Approval votes:

Patsy divided the projects there parts

- 1) Addition of oval windows to dormer end. **Recommend removal from plans.**
- 2) Solar tiles covering entire roof.
- 3) Dormer to expand area behind the current bar service, allowing inside reconfiguration of seating and bar space.

Amended proposal: Motion by Diana, Second by Fred. All in favor of amended proposal.

Adjournment: Motion by Kathy, Second by Diana. Agreed.

Submitted by Anne Gallivan, Secretary