

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, October 8, 2013
7:00 p.m.**

**Transcribed by: Helene Rodgvile
[Minutes are not verbatim]**

1. Call Meeting to Order
Dennis Hughes: called the meeting to order at 7:00 p.m.

2. Roll Call of Members

Mike Filicko	Present
Mike Ostinato	Present
Amy Kratz	Present
Dennis Hughes	Present
Kevin Kelly	Present
P. D. Camenisch	Present
Ted Kanakos	Present

3. Corrections/approval of the Agenda

Dennis Hughes: Everybody has a copy of the agenda? Are there any corrections to this agenda; if not we'll entertain a motion to accept.

Amy Kratz: I make a motion that we accept the agenda as it stands.

Mike Ostinato: Second.

Dennis Hughes: I have a motion made and seconded to approve the agenda. Are there any questions on that motion? If not, all those in favor say aye. Opposed. Motion is carried.

4. Approval of minutes of September 10, 2013

Dennis Hughes: Has everybody got the minutes from this week? Are there any changes, corrections, deletions that need to be made? Can we have a motion to approve the minutes?

Amy Kratz: I make a motion to approve the minutes for the September 10, 2013 as they stand.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded to approve the minutes of September 10, 2013. Are there any questions on this motion? All in favor say aye. Opposed. Minutes are approved.

5. Business – Discussion and possible vote on the following:

- a. The application from Michael & Kathleen Clark for the replacement of

the wood flooring on the front porch with composite decking. The property is located at 311 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-119.00

Dennis Hughes: Does everybody have a copy of the application from Mr. and Mrs. Clark and the description of work? This is the second replacement in four years, as the current floor is rotting. The requested material is maintenance free and would make it more cost effective. Do you have anything you would like to say? If not, we'll open it up for questions.

Kathleen Clark: I have a sample of the flooring, if you'd like to see it.

Kevin Kelly: Yes.

Kathleen Clark: We also are going to replace the ceiling with a tongue and groove wood.

Dennis Hughes: Robin, can we amend that?

Robin Davis: I don't know, because it is not going to be seen. I don't know if that's really something that needs to be, because it's a ceiling.

Dennis Hughes: Brought through...

Mike Ostinato: And it's wood?

Amy Kratz: If I rolled by on my back, on my skateboard, I would see it.

Kathleen Clark: Currently, it's the fiberboard type wood that's up there.

Dennis Hughes: Okay, but it's going to be the same type of material that's going to go on the floor?

Kathleen Clark: It's going to be the tongue and groove, yes.

Mike Filicko: It will be much nicer.

Dennis Hughes: Does anybody else have any questions?

Kevin Kelly: I have a question, Robin. Is it possible to amend the request, just in case, down the road it becomes somebody should question?

Robin Davis: You could do it just to cover it. Just to say it was discussed, if it does become an issue, it might be something that was not noticed on the agenda; that it might have to, but again, I don't know since it's not going to be physically seen... It's not like it's just the flooring that is exposed; but it can be something, I would say, since it's brought out, it might be best to go ahead and address it. If it does become an issue, then the Clark's might have to come back; if it comes to a push/shove issue.

Mike Filicko: Can we vote on that Robin; on the ceiling?

Robin Davis: Yes. Yes. Yes. If it's going to be discussed, I would make a vote on it too.

Mike Filicko: Great, thank you.

Dennis Hughes: Okay, so what we'll do, we'll do these in two and that way if something happens, you can go and do your floor and you won't have to whole your whole process up, if somebody questions it. Okay? Does anybody else have any questions? If not, we'll vote on the first one, replace the existing front porch with a composite material.

Kevin Kelly: Mr. Chairman, I make a motion that the application by

Michael and Kathleen Clark to replace existing front porch floor with like composite material be approved.

P. D. Camenisch: Second.

Dennis Hughes: We have a motion made and seconded to accept the Description of Work. Are there any questions on that motion? If not, we'll start with a roll call vote...

Kevin Kelly: Mr. Chairman, I have a question. Will the new material be laid in the same direction as the existing? Thank you.

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve
P. D. Camenisch	Approve
Ted Kanakos	Approve

Dennis Hughes: Okay, so that is approved and you can go ahead with that. Now we'll open discussion for a motion on the second part and like I said, the first will go through. If somebody does question it, the whole thing will have to come back. If nobody has any questions, I'll entertain a motion for that.

P. D. Camenisch: I request that they be accepted for the replacement of the ceiling, also.

Mike Ostinato: Second.

Dennis Hughes: Okay, we have a motion made and seconded to replace the ceiling porch with the same type material. Are there any questions on that motion? If not, roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve
P. D. Camenisch	Approve
Ted Kanakos	Approve

Dennis Hughes: That part is approved, too. You can go ahead.

Michael Clark: Thank you very much.

Amy Kratz: Thank you.

- b. The application from Bonnie Ward for the demolition/removal of a shed on the property located at 308 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-105.00.

Dennis Hughes: We have an application from Mrs. Ward and it says Description of Work. Demolition/remove shed, not a historic structure; she is in very poor condition to the extent of being unsafe. Would you like to say anything or does anybody have any questions for Mrs. Ward?

P. D. Camenisch: I understand you probably won't be building anymore airplanes in there, right.

Bonnie Ward: I haven't built the first one. No.

P. D. Camenisch: There was an airplane built in there.

Bonnie Ward: Yes, that's what I've been told.

Ted Kanakos: Like a little Cessna?

Bonnie Ward: Was it like an ultralight or what? P. D. was that like an ultralight or what?

P. D. Camenisch: No, it was a regular airplane.

Bonnie Ward: Really?

P. D. Camenisch: The guy that lived there was an airline pilot and he was actually a State Police helicopter pilot and he built a plane. He had a little addition on the back of it, that used to be there...

Bonnie Ward: To hold the tail, I heard.

P. D. Camenisch: That's where the tail was.

Bonnie Ward: So did he put the wings on it after he brought it out then?

P. D. Camenisch: Maybe he put the wings on in another spot, but he built the fuselage in there.

Bonnie Ward: That's what I thought.

Amy Kratz: That's wild.

Mike Ostinato: These pictures make this thing look really nice, compared to what it really is.

P. D. Camenisch: I approve demolition.

Amy Kratz: I would like to second that.

Kevin Kelly: I do have a question. I'm sorry. For the benefit of the Commission and for you, as well, on Section 220, page 56, item 4, when an application is made to demolish a structure or any part thereof, the impact of it's removal from the area in which it is located and structural condition and economic feasibility of alternatives to the proposed demolition need to be considered by the Commission; so to address those, let's take them in order. The impact of the removal of that structure from the area in which it is located, can you address that?

Bonnie Ward: Our plan is to of course have the debris removed and then bring in some fill dirt and...

Kevin Kelly: Will a shed be replaced on that site, or it's just going to be eliminated?

Bonnie Ward: No. No. It's just going to be removed.

Kevin Kelly: The second part of that is the structural condition. I've seen the photographs and I've read your documentation. In your statement, it indicates that you felt that it is to the extent of being unsafe; that's a

judgment that you made, or is that...

Bonnie Ward: The floor is completely rotted out. I have a padlock on it. The property is rented right now and I actually bought one of those little plastic yard sheds for lawn chair equipment, so they wouldn't have to go into the shed. The floor is rotted out and it's...

Robin Davis: Yes, I actually supplied the pictures. I went out and took the pictures of the structure so we could take a look at it and actually, the one corner is actually rotted out. I actually did not go inside the building, but by looking from the outside the spots that the sheathing has been removed, it's in pretty bad shape.

Kevin Kelly: And the last part of that, the same section, does require us to ask you about the economic feasibility of alternatives to proposed demolition; but since you're not looking for to replace, that seems moot.

Bonnie Ward: Right, we had considered trying to repair it, but I really would rather not put the money into it. I don't think it's worth it.

Kevin Kelly: Do you have any idea when that shed was put on that site?

Bonnie Ward: I have...

P. D. Camenisch: Yes, it was put there probably in the late 1970's. It was built out of material that was basically recycled and OSB and not very well weather-proofed and it was basically used for a shed for this building that the guy put that airplane there and after he got done with it, I don't think there was anything stored in there much from then on and it's...

Kevin Kelly: Thank you. We're supposed to address those issues. Thank you, Mr. Chairman.

Dennis Hughes: I have a motion made by Mr. Camenisch to approve the demolition of the shed.

Amy Kratz: I second that motion.

Dennis Hughes: We have a motion made and seconded to demolish the shed. Are there any questions on that motion? If not, we'll take a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve
P. D. Camenisch	Approve
Ted Kanakos	Approve

Dennis Hughes: Mrs. Ward you can tear your shed down.

Bonnie Ward: Thank you and I'm sure my neighbors are going to be happy.

- c. The application from John Lehne for the installation of signs for the business located at 113 Union Street, Unit A, further identified by Sussex

County Tax Map and Parcel # 2-35-14.19-184.00

Dennis Hughes: We have an application from Big Link, LLC.

Robin Davis: That's the owner. John is actually the tenant in the building, who's renting.

Dennis Hughes: He's the one that's going to put the signs up.

Robin Davis: Correct.

Amy Kratz: Is the sign already there?

Robin Davis: No.

Mike Ostinato: They're not there? The lettering in the window is not there?

Unidentified Speaker: I saw a small sign on the door. There's a sign on the door.

Amy Kratz: This is really Photo-Shopped?

John Lehne: Yep, I have it all Photo-Shopped over the building.

Ted Kanakos: I saw a sign on the door. Do you have that up there?

John Lehne: Oh yes, there is a little one on the door right now. I'm glad I can put that on.

Dennis Hughes: So you're talking about four signs, right? Three in the windows and one on the...

John Lehne: Well the one on the door, as well; which would mean five.

Dennis Hughes: Okay, five different signs. The square footage, Robin... Is that...

Robin Davis: Yes, they all meet or are under the requirements. Window signs cannot cover more than 40% of each window; they are well below that. I went out and measured the windows just before the meeting and the one that's got his email address on it is the biggest and that's the biggest and it's somewhere in the 20%. The actual wall sign that's up, the 302-FITNESS, it is actually smaller than the Milton Chiropractor sign that was approved by the Commission; so it's a little bit smaller than the other one that was approved by the Commission and all the signs are under the actual requirements that are allowed.

Ted Kanakos: They fit the square footage requirements based on the frontage of the building?

Robin Davis: Correct.

Ted Kanakos: Okay, because I added all of these and it came out to be 70% or 60% of the allowable; I think there's 10 square feet of signs here or something and you're allowed to have whatever you figured out.

Robin Davis: Yes, I actually figured out the whole building.

Ted Kanakos: One and a half square foot...

Robin Davis: Yes, because Mr. Reed when he remodeled the building, he had 2X10' signs for the others and there was going to be a 2X10' sign for this place too, but when the Chiropractor came in, he didn't want the 2X10'; so I took the 20 square foot out and added whatever the distance, he was still below; so we did the same thing here. So the total is still 20 square feet below what the requirement is.

Amy Kratz: I have a question. The signs in the windows, what are they made out of?

John Lehne: That's a white 7-year vinyl.

Amy Kratz: Okay, so it's a... so they're... what are they? Are they on a plaque? Or hanging?

John Lehne: No, they're adhesive.

Amy Kratz: They're adhesive. Oh, okay, so sort of like decals?

John Lehne: Yes.

Amy Kratz: Okay.

John Lehne: The windows are actually tinted on the inside.

Amy Kratz: Okay. Why I ask is, because since it's in the Historic District there's kind of like... I like the other sign, the 302-FITNESS; but it's kind of like... not that a sign is historic, but it's kind of like a certain like atmosphere that you're trying to promote in the Historic District and these decals, I just have... I don't know. The decals, they just seem... I don't know what the word is.

Ted Kanakos: Cheap.

Amy Kratz: Yeah.

Ted Kanakos: Plasticity.

Amy Kratz: Yeah.

Ted Kanakos: They're really not offensive. I mean, maybe a different color, a different font.

Amy Kratz: I'm not saying... I'm not telling you...

Ted Kanakos: They look very industrial.

Amy Kratz: Yeah, they look like you could just... yeah... there's something about them that makes it look... I don't know. It's in the Historic District. So there's something about them that just makes them look like they don't belong, in my mind.

John Lehne: I know the Chiropractor had at least on the single window, he had the white vinyl decals on there, as well.

Amy Kratz: He did, as well.

John Lehne: Because I was scraping all the glue off of it.

Amy Kratz: If he did, then I guess and if we approved that, then I guess we have to approve this; because I don't remember what it looked like.

John Lehne: I don't think he had that much, but I know it was there, because it took me hours in order to get that glue off of that window.

Amy Kratz: Oh, I didn't realize that. I don't think I realized that. I thought we were approving that one. I never remembered approving this.

Robin Davis: Yes, that was on the agenda.

Amy Kratz: Oh, okay. Alright.

Robin Davis: These are a little bigger, but I think they look like the same appearance.

John Lehne: That font is the same font as the [sorry but there was talking over each other and I couldn't make out what was said]. It was all the same

font and everything.

Amy Kratz: Okay. Alright well then I guess I can't say anything about it. I was questioning it, because I just didn't think it looked very nice down... I like the 302-FITNESS sign. I think it's pretty cool looking.

John Lehne: The trees will block it a little bit, too. Because the windows are on top of cars and the tree, as well.

Dennis Hughes: The window's on top of the tree now, yes and the car. That car means the sign's got to go, right?

Amy Kratz: I would never have guessed that it was Photo-Shopped; until you said the trees. That's kind of funny.

Ted Kanakos: Look at the top of the car.

Dennis Hughes: Yes, that's what he said.

Amy Kratz: Oh yeah, it's gone. I just never even... I must be really tired. Thank you for your answer.

Dennis Hughes: Does anybody else have any questions?

Kevin Kelly: Mr. Chairman, I move that we approve the application by Mr. John Lehne for signage at 113 Union Street.

Mike Ostinato: Second.

Dennis Hughes: Okay, we have a motion made and seconded to approve the signage at 113 Union Street, Unit A. Are there any questions on that motion? If not, we'll take a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Amy Kratz	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve
P. D. Camenisch	Approve
Ted Kanakos	Approve

Dennis Hughes: You're okay, Sir. Thank you.

6. Adjournment

Ted Kanakos: I make a motion to adjourn.

P. D. Camenisch: Second.

Dennis Hughes: All in favor say aye. Opposed. We are so adjourned at 7:20 p.m.