

Town of Milton  
Historic Preservation Board  
Minutes  
February 28, 2006

Members Present:

John Collier	Larry Savage	Marion Jones	Joan Martin-Brown
Paul Camenisch	Matt Dotterer		
Town Employee:	Stephanie Coulbourne		

**Historic Preservation Board**

Chairman John Collier opened the meeting and introduced the first application:

*The applicant, Raymond Peterson, is requesting a building permit for a two-story structure to be used as a library. The property is located at 317 Mill Street further identified by Sussex County Tap Map and parcel number 2-35 20.08-36.00 which is located in the Historic Overlay District.*

Mike Kelly, contractor for the applicant addressed the board and explained the building will be used as a library to hold approximately 10,000 thousand books. The building will be attached to an existing shed and have similar type siding as what is on the rear addition of the house. The 1 ½ (20X 28) story structure will have shiplap siding and the shingles will be architectural grade asphalt. The foundation will be parge type, windows will have grills and there will be wide trim on the corners and a 1-foot overhang on the gables. Gutters and downspouts will also be placed on the structure.

Mr. Collier made a recommendation to approve the application as submitted, seconded by Mr. Dotterer. All those in favor. “Aye” Motion passed.

*The next applicants, Richard & Kathryn Dreason are requesting to change the original location of the approved fence on their property located at 304 Mill Street further identified by Sussex County Tax Map and Parcel 2-35 20.08 43.00 which is located in the Historic Overlay District.*

Mrs. Dreason addressed the Board and referenced survey drawings of their property to clarify some confusion as to where the fence will be located. The same type of material (cedar) and height (42” high until bay window then 6’ from that point on) of the fence will be used as previously approved by the Board. The left hand side will be 95 1/2 feet long with a slight return for stability and the right hand side of the fence will be 22’ 6” also with a slight return. There will not be any fencing placed across the front of the house parallel to Mill Street.

Mr. Collier made a recommendation to approve the fence and submitted, seconded by Mr. Camenisch. All those in favor “Aye”. Motion passed.

*The applicant, John Booros is requesting a building permit to add a second floor over the center section of the existing house located at 115 Broad Street, further identified by Sussex County Tax Map and Parcel 2-35 14.19 92.00, which is located in the Historic Overlay District.*

Mr. Dotterer excused himself from the Board and joined the audience. The applicant addressed the board and explained his application. The existing structure has two very small bedrooms (7 X 10), he would like to add a master bedroom and master bath upstairs. Staying within the foot print of the existing structure but adding the addition

straight up with the same roof line as on the front of the house, same architectural shingles, cedar siding. No plat plan was included in the packet. Per Mrs. Stephanie Parker of 113 Broad Street, there is a total of less than five feet between the houses. Mr. Collier stated adding the addition will totally block the sun from 113 Broad Street, by reading the ordinances, he has not been able to clarify if the set backs are only at ground level or if they also extend up in the air. Mr. Collier would like to get the town solicitor's opinion on whether there is a set back issue or a foot print issue.

There was opposition from Mr. Booros' next-door neighbors due to the closeness of the homes and the risk of a fire and health hazard. The neighbors (Dotterer and Parker) are referencing Zoning Ordinance 4.9.8 Criteria specifically item 7.

Dotterer and Parker claim if the addition is approved, it would cut off all sunlight into their house.

Ms. Jones stated she felt the addition was encroachment.

Mr. Collier tabled the issue until the board gets the opinion from the town's solicitor regarding the set back/foot print issue and if it applies at ground level or also up in the air.

Meeting was adjourned.

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John Collier

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Marion Jones

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Larry Savage

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Paul Camenisch

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Matt Dotterer

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Joan Martin-Brown