



East Greenwich Historic District Commission

Thursday, September 9, 2021 at 6:30 PM

IN-PERSON MEETING

Town Council Chambers

125 Main Street, East Greenwich, RI 02818

AGENDA

DATE OF POSTING: September 3, 2021

The Docketed Applications & Relevant Materials for each hearing are available for review at:

<http://www.eastgreenwichri.com/648/Current-Projects>

Please be advised that due to recent changes in the law by the General Assembly and the expiration of the Governor's Executive Order on open meetings, there will be no remote/Zoom participation for this meeting. Members of the public may attend and participate in-person and/or may submit correspondence in advance of the meeting by emailing it to lanthony@eastgreenwichri.com or mailing or hand delivering it to the Planning Department Office located at **111 Peirce Street, East Greenwich, RI 02818**. All such correspondence must be received by 3:00 PM EDT on September 8, 2021 in order to be included in the record.

Mask wearing will be required of all parties (both vaccinated and non-vaccinated) at all indoor public meetings. The Town will make a concerted effort to have masks available at all such meetings to support those members of the public body, staff, or public at-large with a mask should they not have one available.

Historic District Commission Hearings – 6:30 PM

1. Phillip Ryan Homes, Ltd.
62 South Pierce Road; Map 54 AP 11 Map 66
Proposed Work: Review of the Proposed restored/reconstructed historic Coggeshall Farmhouse into two (2) dwelling units per Kent County Superior Court Case No. KC-2019-1349
(Continued from the July 14, 2021 and August 11, 2021 meetings)

2. **Pamela Unwin-Barkley representing John & Andrea O'Connor**
93 Prospect Street; Map 74 AP 2 Lot 191
Proposed Work: Complete demolition of detached garage and replace with a two-bay attached garage with second floor storage and a first-floor guest room – Review of Revised CONCEPTUAL
(Continued from the July 14, 2021 and August 11, 2021 meetings)
3. **David Bostrom representing Peter and Susan Bennett**
42 Montrose Street; Map 85 AP 1 Lot 255
Proposed Work: Blanket Window Replacement – FINAL
(Continued from the August 11, 2021 meeting)
4. **Kristin and Matt Carcieri**
60 Castle Street; Map 85 AP 1 Lot 365
Proposed Work: Window Replacement on the South & East Elevations (lower level & second floor) of Home as well as Fenestration Modification to Second Floor Master Bedroom Windows – FINAL
(Continued from the August 11, 2021 meeting)
5. **Jennifer Bove**
235 Main Street; Map 85 AP 1 Lot 209
Proposed Work: Install New Signage for Keller Williams Realty – FINAL
(Continued from the August 11, 2021 meeting)
6. **HWGA, LLC**
28 Water Street; Map 85 AP 1 Lot 94
Proposed Work: Install New Signage for the Water Street Kitchen & Bar – FINAL
(Continued from the August 11, 2021 meeting)
7. **Kristen Coletti representing the Kings Court Condominium Association**
66 Duke Street, 43, 45, 47, 49 King Street and 5 Exchange Street; Map 85 AP 1 Lot 82
Proposed Work: Replace Existing Wood Clapboard Siding with Vinyl Siding – FINAL
(Continued from the August 11, 2021 meeting)

8. Edward J. Moulis and Mary K. Casperson
25 Spring Street; Map 85 AP 1 Lot 398
Proposed Work: Replace three (3) front façade & two (2) attic windows;
reduce the size of rear located window; replace front entry door and back
door – FINAL
(Continued from the August 11, 2021 meeting)
9. Thomas Gerald, LLC
67 Queen Street; Map 85 AP 1 Lot 117
Proposed Work: New Construction of one duplex (2 unit) dwelling and
Conversion of the Existing two-unit structure into one (1) dwelling unit –
CONCEPTUAL
(Continued from the August 11, 2021 meeting)
10. Gerald P. Zarrella and Debra N. Zarrella
22 Castle Street; Map 85 AP 1 Lot 116
Proposed Work: Rehabilitation/Modification of the existing dwelling
and New construction of two (2) additional free-standing dwellings –
CONCEPTUAL
(Continued from the August 11, 2021 meeting)
11. Grampo, Inc. dba Union & Main
455 Main Street; Map 75 AP 3 Lot 87
Proposed Work: Add three (3) windows to the north side of the building
where windows originally existed – FINAL
12. Thomas & Lisa Purcell
235 Kenyon Avenue; Map 74 AP 9 Lot 283
Proposed Work: Demolition of Chicken Coop and Relocation of three (3)
Outbuildings - Wagon Shed, Potting Shed and Tool Shed – FINAL
13. Ted Dow on behalf of Zach Brekenfeld
113 Mawney Street; Map 74 AP 2 Lot 164
Proposed Work: Replacement of seven (7) basement windows - FINAL
14. Mark & Bridget Shapiro
170 Crompton Avenue; Map 75 AP 3 Lot 269
Proposed Work: Modification of Final Plan (Downsize of HDC
Approved Plan Dated July 13, 2011) – FINAL

15. Brian Allanbrook

12 Pearl Street; Map 85 AP 1 Lot 292

Proposed Work: Remove Pressure-treated wood on Deck and Replace with Composite – FINAL

16. Tom & Kelly Clayton dba Touchdown Realty Group, LLC

29 Lion Street; Map 85 AP 1 Lot 133

Proposed Work: Complete Exterior Renovation, Replace Windows, Add Shed Dormers and Front Deck – FINAL

17. Tom & Kelly Clayton dba Touchdown Realty Group, LLC

11 Lion Street; Map 85 AP 1 Lot 395

Proposed Work: Complete Renovation of Structure with Addition of Dormers – FINAL

Historic District Commission Business - After Hearings

1. Minutes: Review and approval of the February 10, 2021, March 25, 2021, April 14, 2021, May 12, 2021, June 9, 2021 and July 14, 2021 meeting minutes.
2. Local Historic Tax Credit Application for Thomas & Lisa Purcell, 235 Kenyon Avenue; Map 74 AP 9 Lot 283
3. COMMISSIONER REPORTS: Commission members may report on cases where they have been appointed as Referee, and refer observations or possible violations that they have observed to staff. Any substantive discussion of any such Report shall require addition to the Agenda by motion.

Adjourn