

## MINUTES OF DEMOLITION REVIEW COMMITTEE

February 22, 2022

Present were: Jay Longtin (seated for Frank Lagana), David Choate, and Jenn Madden (seated for Elizabeth Sanborn)

Meeting began at 4:01 PM

Approval of 2/22 Minutes: :

Move to approve – Jay Longtin

2nd – Jenn Madden

Unanimously approved

Work Session with Tony Miller, SAI properties, owner and contractor for 1264 and 1266 Ocean Boulevard.

The Committee met with Mr. Miller to try to learn more about how the building permit process may be modified so that historic properties can be identified early in the process and any challenges he has faced.

Mr. Miller explained his challenges with keeping the 2 existing, abutting properties, vs. combining them into one were mostly related to FEMA regulations. Other challenges were expanding a non-conforming use and an encroaching/shared septic system. He was able to satisfy these and other challenges by proposing to build one house in place of the two that are currently on the properties.

He showed the Committee before and after photos of the existing properties. Most of the exteriors of the houses have been updated and renovated and he stated there is nothing historic left in either house, although he hopes to incorporate the timbers in 1266 in to his new house.

Jenn Madden left the meeting at 4:25 and discussion continued about the challenges of building on the ocean. The one item that the DRC will investigate further is why there is only a 28' height limit here when the rest of the Town is 35'. This would not be a problem if measured from the ground, but it has to be measured from the new first floor level which, in this case, will be 4' above the ground. Mr. Miller will be seeking a variance for relief for a couple of feet of height. The lower height limit encourages flat roofs and not the more typical and desirable pitched roof of a seaside "cottage".

There was no vote required in this meeting as it was simply a work session and fact-finding mission about the process.

The meeting adjourned at 4:50 PM.

Respectfully submitted,  
Jennifer Madden