

**OLD BUSINESS:**

**590 Birmingham Road,**

**Class I National Register District sketch plan subdivision and any additions/updates.**

Melissa Needles advised the Historical Commission that Brian McFadden does not wish for the Historical Commission to visit the site. He will note all rehabilitation efforts in the historic impact study. Chair Boyle and Beth Bertheaud relayed that it is quite evident the windows and siding have been replaced and work appears to be going on without benefit of a building permit. Melissa advised that these do not require permits. However, as this is a Class I Historic Resource, Mr. McFadden should have appeared before the HARB and the Historic Commission for these projects to be reviewed. Melissa and Rich Hicks will make a site visit to determine if this work has been done and will update the Historic Commission at the next meeting.

Beth Bertheaud cited the Memorandum from Mark Lucas to the Planning Commission which notes that the subdivided lot will have a well. Beth advised that there is a public water line that comes up Birmingham Road that could be tapped into rather than a well.

**Class 1- Resource #135 - 415 Birmingham Road:**

**Estate B & B New Submission**

John Marshall, Polly Robbins and Craig Gear recused themselves from this discussion.

The Commission reviewed the Memorandum prepared by Jean Renshaw, which contained a chart comparing the Application to the requirements of the East Bradford Code. The new application provides for the B & B Rooms and Common Area within the historic resource structure itself.

A question was raised about tent location to which the applicants responded that this would be set inside the barn's courtyard which is surrounded on two sides by stone walls, on one side the barn itself, and on the fourth side by a three stall barn. The applicants advised that a structural report of the Common Area was underway. The applicants advised that there is no change with regard to screening as previously approved by Mark Lucas.

The issue of parking was brought up and Chair Boyle pointed out that parking is not within the Historical Commission's purview.

Dottie Soland inquired why this application was on the agenda. Chair Boyle explained that it was initially brought up at the March meeting but as it was not listed on the March Agenda, the Historic Commission felt it was prudent to delay the discussion until the April meeting when it would be placed on the Agenda. Chair Boyle explained that the application being reviewed is the newest application.

Regarding the sign, Melissa advised that because Birmingham Road is a scenic byway there is in place an earth tone color scheme that will need to be used on any signage for the B & B. Melissa will provide the applicants with a copy of the Code.

A motion was made by Mary Sue Boyle and seconded by Ann Armstrong that the Historical Commission recommends approval of this application and that based on Jean Renshaw's point by point analysis, the new application is compliant with the East Bradford Code, except for item #28 Section 115-131.3A. – Class I HR must be on a lot abutting an arterial street, major or minor. The applicants will be required to obtain a variance from the Zoning Hearing Board. The motion passed with three abstentions.

**Daily Local/Toll Plan Review**

Melissa Needles advised that the first Conditional Use Hearing was held last week. There was no opposition to the plan at that time. In response to comments on the lack of open space, Toll has changed the layout to include additional open space. The Zoning ordinance change and the Conditional Use are being pursued simultaneously.

**Armstrong Lot Line Final Plan**

Ann Armstrong recused herself and presented the changes to this plan. The lot line is quite a distance from the principal home, barn and office on the property. Mary Sue Boyle made a motion to recommend the acceptance of this final plan, which was seconded by John Marshall. The motion passed with one abstention.