

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, August 16th, 2016. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Ronny Prevatte, Ms. Julia Hillegass, and Mr. Gary Hess. Vice Chairman Jeff Yeaw, Mr. Russell Parrish, and Mr. Chris Torre were absent. Staff members present were Mr. Joseph Reish, Planning Technician and Mr. William H. Riddick III, Town Attorney. There were nine (9) citizens present. The media was not represented.

Chairman Gwaltney – I would like to welcome you here tonight. I will call this meeting of the Board of Historic and Architectural Review to order. The first item on our agenda is the Planning and Zoning Administrator's Report.

Planning Technician – Thank you, Mr. Chairman. Administrative approval was given to the owner of 206 Drummonds Lane to replace some architectural shingles to match the same color. There was some underlying damage to the structure. The contractor came in and had to pull shingles up and replace them. He replaced some sheeting underneath so we gave them a waiver. Also, the property designation reviews that we had talked about at last month's meeting will start in September. We will pick that back up then. It will include Astrid Street and Cary Street. We are going in alphabetical order. The first two streets are Astrid and Cary Streets. Thank you.

Chairman Gwaltney – Thank you. Our next item is Upcoming Meetings and Activities. They are all listed on the agenda. The next item is Public Comments. Has anyone signed up?

Planning Technician – No one signed up for public comments.

Chairman Gwaltney – Our next item is Board Member Comments. Are there any comments from the Board members? Hearing none, we will move to Proposed Exterior Renovation – 308 First Street – Non-Contributing – Claire Lewis, applicant. Could we have a staff report please?

Planning Technician – I was contacted by Mrs. Lewis. She wants to do some painting to the house and change some colors. The application is complete and has some pictures included. She gave me some really neat links to some different websites that I had not seen before. It was pretty helpful.

Chairman Gwaltney – Is there anyone here to speak on behalf of this property? Please state your name and address for the record.

Mr. Michael Lewis – I am the owner of 308 First Street. This is my wife, Claire Lewis who is also the owner of 308 First Street.

Chairman Gwaltney – What would you like to tell us about what you would like to do?

Mr. Lewis – Currently, the house looks like a ‘creamsicle.’ It has cream and orange colors. We would like to paint the main color a dark raspberry taupe. The name is a bit misleading. It is actually more of a gray in appearance. We would like to have white trim which we think would be very sharp looking and in keeping with the area. We also plan to paint the deck a gray color. If we were to clear stain it; it would look a little rough. With an actual paint, it will look very sharp. That is all we are looking at doing right now. The door will be painted a dark green. It might not have made it in to the application. We might have to come back next month for that. It was a later change.

Planning Technician – You might not have to. I believe we can administratively approve a door color. I believe so. I will check with our Zoning Administrator just to make sure.

Mr. Lewis – Thank you, sir.

Chairman Gwaltney – Are there any comments for the Board members? ‘Creamsicle’ is not far from that reference there; but I will say that it does match quite well with the shingles. The roof is orange, I think, from what I saw the other day.

Mrs. Lewis – With the renovations that we are currently doing, everything should be matching. When I sent the links to Mr. Reish, I hope that they worked so that you could see the actual colors. At the end of it, it should all match tone wise. What we are hoping to get is something more in keeping with the style of the house which is Colonial so that those grays will match in keeping with the roof as well. I believe, at this point, that it is gray. If it is orange then we will definitely be talking to our renovation specialist about that. We do not want an orange roof.

Chairman Gwaltney – Perhaps it was the way the sun was shining on it; I do not know. I kept thinking how anyone found shingles to match the orange paint.

Mrs. Lewis – There is quite a bit of orange on the house right now. There is a lot of it on the trim especially close to the roofline. At this point, neither us nor any of our inspectors have found orange on the roofing shingles. It is something we will definitely look into. I will make a note of that to make sure that is not something that will clash. We would actually like to tone it down from being a ‘creamsicle’ Colonial.

Chairman Gwaltney – I figured that was what you were going for. My only question was what it would look like with the shingles. I do not know if any of the Board members saw the same thing that I did or not.

Mr. Hess – I looked at it but I did not really take note of the shingles unfortunately. I was looking to see how it would match with the rest of the neighborhood.

Chairman Gwaltney – Which is eclectic at best, I think. When I drove on Riverview and looked at it from the side, I could really see a big piece of the roof. It really looked orange to me and went with the current colors of the house. I just kept wondering how it would look with raspberry siding. Are there any other comments?

Mr. Prevatte – I think it will look nice. They are good combinations.

Mrs. Lewis – Just for clarification, the sites that we sent you to came from our painter. They were specific Glidden and Sherwin Williams colors so we could give you the closest color matches that were available. Hopefully, it will take any of the guesswork out. We tried to get as specific as we possibly could.

Mr. Prevatte – Did you say that the dark raspberry is kind of grayish?

Mrs. Lewis – It is a taupe that has a more purple undertone than a brown.

Mr. Prevatte – Just a little hint here, it will probably fade quickly. Just for your information.

Mrs. Lewis – That is good to know. Thank you for letting us know.

Mr. Prevatte – That is what I do for a living.

Mrs. Lewis – I am from Colorado so the sun does not feel quite as bright here. It is good to know that it might happen. We are hoping they will get a sealant on it.

Mr. Prevatte – They are pretty colors.

Mrs. Lewis - Thank you.

Mr. Hess – I move that we approve it as submitted.

Mr. Prevatte – Second.

Chairman Gwaltney – A motion has been made and properly seconded. All those in favor say aye, opposed say nay.

On call for the vote, four members were present. Chairman Gwaltney voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Mr. Gary Hess voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – The changes have been approved. Hopefully, you can match the roof; whatever color it may be.

Mrs. Lewis – Thank you. We appreciate it.

Planning Technician – Thanks for sending me the links and thanks for coming. We will get you a waiver so you have something in writing for the changes.

Mr. Lewis – Thank you, sir.

Chairman Gwaltney – Our next item is Proposed Exterior Renovation – 119 North Church Street (Contributing), 121 North Church Street (Non-Contributing) – Natasha Huff, Smithfield Winery, applicants. Do we have a staff report on that?

Planning Technician - Yes. Thank you, Mr. Chairman. As you can see, they did a really nice job with this application. I have never seen anybody take the application and turn it into a report like this. I thought that was pretty neat. As you can see, there will be some substantial changes but it is in keeping with what they have done so far. It looks really good, in my opinion.

Chairman Gwaltney – Is there anyone here to speak on this? Please step to the podium and give us your name and address.

Mrs. Natasha Huff – I am here with my husband, Matt Huff. We are part owners of Smithfield Winery, LLC. We are in the process of expanding our operations into 119 and 121 North Church Street. We want to redo the outside to really make the building not look so dated and more cohesive with the other storefronts. Do you want me to go through it page by page?

Chairman Gwaltney – What would be the highlights that you want to tell us?

Mrs. Huff – The highlights are probably the addition of the awning. We will be removing the dilapidated one. We will be doing a fabric awning that will match the colors at 117 North Church Street which is the winery. It will be 'Spiced Vinegar' which is the same color currently on the winery. We will also add side signage so you can see it coming from the Smithfield Center, Smithfield Little Theatre, and Smithfield Packing Plants. We usually put a sign outside; but we would actually do a vertical sign. We will also put gates on the back. We have some pretty intense, new equipment coming in for harvest and a large P20 press that cannot be tampered with. It can also be very dangerous if someone just walks back there. We have had several people walk through and walk into the back of the winery. At this point, I think it is best to have more security on the sides.

Ms. Hillegass – Have you narrowed down your gate option?

Mrs. Huff – Yes. Mr. Saunders suggested that I narrow that down. I went with Thomas Street Gate Option 2. I actually looked at several colonial style gates. This is a wooden gate. It would be completely expensive. It will be a custom gate that will be automatically opened with a controller. Those are the main highlights. Obviously, the design will be a little up in the air with a wooden gate. I would like it to be as close to the picture as possible. It will depend on what our contractor can actually create.

Mr. Prevatte – This is really nice.

Mrs. Huff – Thank you. I did it myself.

Mr. Prevatte – Are the mullions coming in panels that you put in?

Mrs. Huff – Those are solid windows right now. We want to upgrade them to energy efficient windows. That building will become our official winery space.

Mr. Prevatte – So they will be thermopanels.

Mrs. Huff – Yes but they will not be individual panes. We are going to, potentially; add the mullions as a less expensive option than actually getting the expensive sized single panes.

Mr. Prevatte – There is a building down in Hampton that I worked on years ago called Wyatt Brothers. It is across from the Air and Space Museum. It reminds me a lot of this.

Mrs. Huff – I kind of went around town and looked at the storefronts. I love the mullion look. Since our winery is going to be in that section, you are actually going to be able to see our production process from the outside as you walk by. We are having a new bottling line come in. Kind of like you see salt water taffy being made, you will actually be seeing wine being foiled and bottled right there.

Mr. Prevatte – A little clue, when you do the building, have your paint contractor put a conditioner on the brick first before he paints it.

Mrs. Huff – It think he is going to do skim it first and then paint it. We had to do that at 117 North Church Street.

Mr. Prevatte – Put a conditioner on it. If you do not; it is going to peel.

Mrs. Huff – Great. Thank you.

Mr. Hess – I would like to ask a question regarding the gates. Do you have any intention to put a gate on the other end?

Mrs. Huff – Yes. I know Smithfield Foods is going to be expanding their parking lot and potentially taking down the barn. I know that is going to be a very commuted area. People will automatically assume that it is a place to walk through.

Ms. Hillegass – I have done it many times. I walk home through there myself.

Mr. Prevatte – This is a big plus for Smithfield.

Mrs. Huff – I am very excited about it. It has been a long time coming. We did not expect to be able to expand so soon. In six (6) months, we reached our five (5) year mark for sales. We are now going to be getting the equipment to match that. Basically, we are moving from a one thousand (1000) case winery to close to a five thousand (5000) case winery. With the new equipment that we are getting, we will be able to process even more than that.

Mr. Prevatte – That is great.

Mr. Hess – Will the gate that you are planning to put on the other side match the first gate?

Mrs. Huff – We would like for it to. I was hoping that it would be something along those lines. That space is a little tricky because our building comes out and there is Mark Hall's back space. Mounting that style of gate versus something that rolls in is why I included another option for the alley side.

Ms. Hillegass – That one might need to be more functional than decorative.

Mrs. Huff – Yes but I wanted something pretty on the street side that people will actually see. It is more of a mobile piece on the alley side.

Mr. Prevatte – Have you thought about any lighting on the exterior?

Mrs. Huff – There is a light on the signage page. There is a light above Smithfield Winery.

Mr. Prevatte – How about in the back towards the gate?

Mrs. Huff – We are looking at potentially the same lights that we have on the back of the winery already which are just your standard light.

Chairman Gwaltney – I have a question. On Gate View B and Gate View C, there is a brick wall with a fence on top of that. Is that existing or new?

Mrs. Huff – It is existing and owned by the property behind us. We own the brick part; they own the top fence part.

Chairman Gwaltney – So it is a brick wall.

Mrs. Huff – Yes. In the future, depending on what happens with the property behind us and around the area, we have looked at potentially expanding the height of that brick wall for privacy.

Mr. Prevatte – Is this all stamped concrete in the back?

Mrs. Huff – Yes. There are different levels in different areas because it is considered a winery crush pad so it has to have certain angles and certain height to be considered a gravity flow crush pad.

Mr. Hess – So the wooden fence does not belong to you.

Mrs. Huff – No. The wooden fence does not belong to us. It is coming apart a little bit but I have spoken to the owner. They may potentially sell that property; so I am not quite sure what will happen with that.

Mr. Prevatte – This is first class.

Mrs. Huff – Thank you. I used my Home Designer Pro program. I always find it to be easier with contractors to show them exactly what my vision is. Mr. Parrish actually did our interior plans.

Ms. Hillegass – Will there be any lighting up underneath the awning?

Chairman Gwaltney – Or perhaps inside the windows that would show out onto the sidewalk.

Mrs. Huff – I did not even think about lighting under the awning.

Chairman Gwaltney – Well, it is consistent with what is at 117 North Street. It looks like it should be there because it is lighting up the sign on the building. When you look at 121 North Church Street, it is not lighting up anything but the top of the awning.

Mrs. Huff – I just figured I would go ahead and put it in. We would probably put the boxes there and kind of go from there. I do not want to put another sign which might be confusing as to where to go for the tastings. The side signage will not take up more than the percentage of that section of building; but we will increase our flow of traffic through there. You can really see it. It is kind of an entrance point.

Chairman Gwaltney – I am not exactly sure about the scale or what the dimensions are of what we can see; but is the space above the striped awning somewhat consistent to the space above the black awning? If it is much bigger, will the same light fixtures look a little lost with three (3) of them up there in a big space?

Mrs. Huff – We can come back when we are looking to put those exact fixtures in. I put it in to just basically have that same gooseneck structure for approval.

Chairman Gwaltney – Are you keeping the same tile below the windows that is already there?

Mrs. Huff – Yes. We have the actual black tile that has fallen off. I think we are only missing one corner piece which, I think, can be easily matched but we all know how tile can be.

Ms. Hillegass – I think, in general, it looks great. I love that you are extending the theme to the end of the block. I think it is just going to be a great enhancement to the block.

Mr. Prevatte – It will be great for tourism too.

Mrs. Huff – I am really excited about it. With our expansion into the last building with the winery, we will be able to give tours. It is something that we have really not been able to do especially when harvest comes around. I will be getting grapes in next week. The back section in the winery pretty much shuts down for that. This is a huge move for us. We will also have wedding and conference space in the center building. Just to make sure that it was pointed out, the center door will be changed out. It is a non-original single glass door. We will be switching it to a double French door with glass panes. The trim on this is a horrific burgundy. It is bad.

Ms. Hillegass – Mr. Chairman, I would make a motion to approve. Please keep in mind if it needs more lighting. The fixtures are fine. You may need more lighting as you move forward but I approve the fixtures and color scheme that you have submitted.

Chairman Gwaltney – We have a motion to approve this as presented.

Mr. Hess – Second.

Chairman Gwaltney – A motion has been made and properly seconded. All those in favor say aye, opposed say nay.

On call for the vote, four members were present. Chairman Gwaltney voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Mr. Gary Hess voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Congratulations.

Mrs. Huff – Thank you so much. Can I get the name for the contractor?

Mr. Prevatte – It is a conditioner. Sherwin Williams has it. It will keep it in check.

Mrs. Huff – Thank you all so much and for your time.

Chairman Gwaltney – The next item is Proposed Demolition/Replacement of Accessory Structure – 111 North Church Street – Contributing – Matt Liberman, Smithfield Foods, Inc., applicant. Do we have a staff report on that?

Planning Technician – Thank you, Mr. Chairman. As you all remember, this item was tabled because you were not really sure what was going back. I am hoping that the application helps shed some light on what is going back. I think there is a little bit more in the text than there is visually on this. We did get some color chips and a proposed site plan. On the site plan, you can see where he has the dimension on here of the replacement shed. You have to use the color chips to kind of fill in the blanks on the replacement shed. Thank you.

Chairman Gwaltney – Is there anyone here to speak on this project? Please step to the podium and state your name and address please.

Mr. Matt Liberman – I am with Smithfield Foods at 111 North Church Street. I am back from last month, again, trying to demolish the red barn that is behind our building as well as behind the Smithfield Inn. It was a barn that was built in the early 1900's as an accessory structure to hold peanuts. It was built out of cheap pine wood and just thrown together. I do not believe it was designed to last this long. Now we have a nice piece of Smithfield history in our back yard. Again, the last time we met, we talked about replacing it with a shed. I did the best I could to resemble what we wanted to put into its place. Unfortunately, it is not a rendering or anything as I wanted to do. I was going to go the whole nine yards and build it all out but I have not worked that closely with a contractor yet. A contractor has yet to give me the time of day in terms of when he can meet and actually do this. I was going to put the door, trim and everything on it but I do not know the capabilities of either contractor that I am trying to work with. I was unable to do that. I gave you the general picture of what it would look like. I gave you the main color. It is all I really could give you in terms of what I could promise. Anything outside of that, I am skeptical to say I absolutely could. I did not want to give any false promises.

Chairman Gwaltney – I am sure that Smithfield Foods is not used to working with contractors building simple things like a barn. This may be out of their realm a little bit. I am sure you are making every attempt to get that done.

Mr. Liberman – Absolutely. Since we last met, I have been talking to a few people around town; especially Mrs. Huff who was just up here. Talking with her and her neighbors, we were thinking about giving away a majority of the wood and using it as

art. One of the neighbors has a son and his wife who are artist. We have a homebuilder in the area that wants the three (3) sliding doors. He is going to put them into one of his homes that will be in Smithfield. He never told me the exact address. He will be incorporating them into one of his homes. The doors will actually be maintained as well as any siding. Robin and her son and, I believe, Mrs. Huff wanted to take some pieces of it and turn it into things to help maintain some of the historical value. This stuff would be taken and created into other pieces. People would be able to buy them and have a little piece of early 1900 Smithfield in their home if they like.

Chairman Gwaltney – Are there any questions or comments from the Board members?

Mr. Hess – I have a question. Please clarify, I believe I understand but I know you cannot answer the question directly because you have not dealt with a contractor yet. Is your objective to build a shed that resembles the barn?

Mr. Liberman – Exactly. On the drawing, which has an isometric view on it, it has the words inside that say ‘space needed by Smithfield Inn.’ It is ideally what we would like to have it look like. My idea was just to put it on some form of skids or a series of 4 x 4’s because it is going to be relatively small; relatively being the key word. We might be able to build a concrete pad. Once I were to have the final details, I would submit it to the town.

Mr. Prevatte – You could have done this in board and batten technique.

Mr. Liberman – I am not familiar with that.

Mr. Prevatte – You put down a board and between the boards you put a batten.

Chairman Gwaltney – It would be almost like it looks now with vertical siding but then you have a 1 x 2 over all of the seams.

Mr. Prevatte – That would look nice too.

Mr. Liberman – Also, you see on here that I had a trim color called ‘Birdseye Maple.’ We are not exactly sure what we would use the trim with because on that barn there is no trim unless you want to call the unpainted part trim. It is literally just all red. There was some metal that rusted which caused some brown trim. The idea was, since the Smithfield Inn is right behind it, it was recently painted the ‘Birdseye Maple.’ It may have been the original color but I am not sure. We would make that the trim and then the original barn color which is ‘Toile Red.’

Chairman Gwaltney – Being that this is somewhat of an accessory building to the Smithfield Inn and the inn is also painted yellow, I am presuming that there are no intentions of painting the building yellow.

Mr. Liberman – There was no intention to but I do not think we are completely against the idea.

Mr. Hess – Could I asked you a question regarding the timing? Assuming you get approval for the demolition, since you also have a parking lot redesign in the middle of that, how long would you anticipate before you begin to build the shed?

Mr. Liberman – There would be a whole process. The parking lot has already been quoted out. We can get moving on that, I believe once I issue purchase orders, we can have the whole thing done in four (4) to five (5) weeks. Once I get your okay, I still have to get quotes. I am primarily trying to work with Stateline Builders out of Suffolk. They build a lot of custom sheds and barns. I would immediately begin working with them and getting quotes and renderings. Once I get a quote, which would probably take a week or two, I will have to get the demolition quotes and the whole nine yards. Then I have to enter into our Smithfield Foods approval process. It could take another two to four weeks. After that, I have to get with Stateline and they begin building it. I am not sure if it would be delivered on an oversized load truck or if they build it in place. I have not made it that far with them. My honest opinion, if you were to give me the okay tonight, I would probably say three (3) months. I am not entirely sure.

Planning Technician – I believe, Mr. Hess, that one of the conditions of approval is you have one (1) year to start and two (2) years to finish. As long as he starts within one (1) year, he will be okay unless you all impose special conditions.

Mr. Liberman – I feel like that should be attainable.

Ms. Hillegass – I just do not see enough detail here to approve it tonight.

Mr. Liberman – So when you say you do not see enough detail, would you like to see a rendering?

Ms. Hillegass – Yes. I want to see exactly what you are going to build.

Chairman Gwaltney – I understand that you are not the contractor and you have been trying to work to get information from the contractor. I do not suppose that we have approved a lot of things that say ‘may vary depending on contractor’s ability.’

Mr. Liberman – Correct. That is only because I have not seen their actual work. I have seen their renderings. The renderings would absolutely fit what you are looking for.

Chairman Gwaltney – I get it. I can appreciate that you do not want to put your neck on the line with your company or your company's neck on the line with us. You do not want to say exactly what it is going to be not having seen what your guy is going to build. I get it. It puts us into a position though of not being able to say 'sure, we will take our chances.'

Mr. Liberman – That is understandable.

Chairman Gwaltney – I think that is what Ms. Hillegass is saying.

Ms. Hillegass – We typically do not approve things that we have not seen the details on.

Mr. Liberman – I was kind of skeptical myself before the meeting. I was talking to Mr. Saunders late last week about it. I was hoping to get an idea of what to do from Stateline Builders. They have been slammed. I am guessing that this is the busy season for them. I have not been able to get up with them.

Chairman Gwaltney – What raises a question with me when I look at the building as it is and I look at the dimension of what is there; perhaps because I have looked at it all my life, it is what is there and has always been there and it is what we expect to see when we look in that direction. I appreciate the fact that you have tried to take what is there and scale it down to fit the needs that the Smithfield Inn is going to have but also cleaning up the space that does not really need to be occupied by this building. When I look at the dimensions of the building, the space needed by the Inn and then your drawings, what is coming to mind is will it look like a miniature version of a building? The design of the building is really made to be a larger structure. I am wondering if lessening all of those measurements will make it look proportionally small and almost out of place. I do not know how else to say it but I feel like it might look strange.

Mr. Liberman – With that being said, working with the Smithfield Inn, we have to put something there because one third of that barn is for their seasonal equipment. The other two thirds are literally just junk. We have to put something in its place. Knowing that we had to go through the BHAR, since it is in the historical district, we figured that making it look like it resembled it would help push our case. If that is not the case, we are all ears. If you just want to put a shed in there with colors that resemble it, we will be

happy to do that. I made it this shape because I thought it would help with the historic district. If it does not, again, that would make it easier for us.

Chairman Gwaltney – I know we are not here to design your building. I would ask the Board members how they would feel if a structure was designed to go in a place that might represent historic architecture that might represent some of the local history, or might be similar though perhaps more in proportion, size, and space wise. Perhaps a different design of building; but something that would still have some historical reference, still give the Inn its space that it needs, and still be something that everyone could look at and think it looks like an old building; but maybe not one that looks like a little tiny building. I do not know. Maybe it will not look small but I am just thinking it is going to. It is only six (6) feet tall on the ends.

Mr. Liberman – According to that drawing the center would be roughly twelve (12) feet to fourteen (14) feet tall.

Chairman Gwaltney – Yes. It is six (6) feet, ten (10) inches from the ground.

Mr. Liberman – Yes.

Chairman Gwaltney – When I put a building in my back yard that I had to build from scratch, I looked at some other buildings that existed and tried to find one that would fit with the size and space. I stood right where you are standing to go through all of this before I was on this Board to get the building built. I am asking for comments from other Board members. How do you feel about this? Actually, the building in my back yard is a slightly scaled down model of the smokehouse at Windsor Castle. I was wondering if there might be some other options.

Mr. Liberman – Well, we could just build it to resemble some of the architecture with the Smithfield Inn. They actually have some side structures where we could make it resemble the same kind of architecture.

Mr. Prevatte – We recommend Hardi Board a lot. If you get Hardi Board in the textured sheets and put boards between them to look like board and batten and the same color then that would look authentic.

Chairman Gwaltney – Yes but it is still only going to be six (6) feet tall. That is my concern because of the way this building is designed it works on a big scale but I am not sure it is going to work exactly right on a small scale. Any Board members are allowed to agree or disagree with me.

Mr. Hess – Did I hear you right, a moment ago, when you said you could design something that would go more with the architecture of the Smithfield Inn?

Mr. Liberman – It is an idea because I have not even met with Stateline yet. When they do come out, we will be throwing around ideas of what it could look like. Ideally, that shed will be for the Inn so we could just make it look like the Inn.

Chairman Gwaltney – Keep in mind, there is a parking lot between them. Personally, I do not feel it has to look like the Inn. The town prides itself on the eclectic architecture that we have. Looking at the possibilities of putting something there that might be architecturally appropriate to an earlier time, to the location to the town itself, and for the purpose of the original building was used which was storage. I am just wondering if you can get the same amount of space for the Inn with a building that will look more proportionate to the space that it occupies. I would almost rather see some other options like that; not to drag this out any longer than it all has to be.

Mr. Prevatte – It is going to be hard to make it look architecturally correct from scratch.

Chairman Gwaltney – Well, we are not always here to make things as easy as possible. We want to make it right.

Mr. Hess – I think our comfort level would improve if you are able to get with the contractors and do some renderings of what they say they can build. The other thing is that the context of the building is going to be a little different because you are going to change the parking lot. So the building, to some degree, will be in slightly modified surroundings.

Mr. Liberman – Yes. It will be against the back picket fence. It will still be above the picket fence. It is about six and a half feet tall, I believe.

Chairman Gwaltney – You are still planning to put cars in front of it; correct?

Mr. Liberman – Yes.

Chairman Gwaltney – I do not know that we are here to plan this but I question the accessibility to the building when cars are parked all around it.

Mr. Liberman – Typically, the only time they use it is before or after hours anyway. Cars are only there from 7:00 a.m. until 5:00 p.m. or so. Even if they do need to use it, we are all pretty friendly with the Inn. They would just come over and ask us to move a car. We have done that before.

Chairman Gwaltney – If you have that covered then that is fine.

Town Attorney – Your point is well taken, Mr. Chairman. You left the door wide open for him with not a lot of direction. It is to find something that is appropriate that is of the right scale. I am grasping for some solution or suggestion. Maybe, it might be found in Mrs. Dashiell's book. There might be some photographs around. They are looking for functional, simple, and cheap. If, collectively, you might come up with some suggestions that they might look at; then it would probably be helpful. I do not expect that Mr. Liberman prides himself as an expert in this field of replacing old buildings like this.

Chairman Gwaltney – I can speak for myself and I do not know about the other Board members here. I would be more than happy to discuss this further here or elsewhere.

Town Attorney – He might be delighted to have some input.

Chairman Gwaltney – And I would be glad to do that; given whatever limitations I may have.

Town Attorney – You are talking about your own limitations not the authority that you have.

Chairman Gwaltney – I am limited in both but glad to push that limit as much as possible.

Town Attorney – I guess what I am suggesting is that he might welcome some direction. In an appropriate way, you said that maybe this not exactly the right thing. If it is not; maybe he could benefit from suggestions.

Chairman Gwaltney – Is that something we offer to him at this public meeting?

Town Attorney – Or you can do it afterwards but he is not bound by it. He can come back with whatever he wants to. If you came up with some suggestions it might give him some options being mindful that they are looking for some space and functionality, something that is simplistic and nothing too elaborate. It is Smithfield Foods but I am not sure if cost is a factor. It is where I think you all might weigh in.

Chairman Gwaltney – Well, I will speak for myself and possibly those on the Board. I would be more than willing to offer any ideas or suggestions of where you might look for other structures to model this one after. I would be glad to talk to you about that at some other time after this meeting.

Mr. Prevatte – Is this going to be sitting on the ground?

Mr. Liberman – I touched on that a bit earlier. We have not completely decided that. We had talked within the office. It might have a concrete pad under it; maybe just put it on skids since it is small.

Mr. Prevatte – That would be smart because of insects.

Mr. Liberman – Are you talking about the skids?

Mr. Prevatte – Yes. Skids or even two or three tiers to keep it off of the ground. It would give it a visual effect as well.

Mr. Liberman – It would make it easier on everyone around the whole project.

Chairman Gwaltney – A little brick foundation would be nice too. I know everybody at Smithfield Foods loves bricks.

Town Attorney – Piers would probably be best.

Chairman Gwaltney – That is what I mean; brick piers. It is not that expensive. They are easy.

Mr. Prevatte – You can use Hardi Board for the siding. Use the 4 x 8 sheets and come down with boards and make it look as authentic as you can make it. If you paint it red, it will look just as nice as wood and then you do not have the maintenance.

Mr. Liberman – Sure. This is all stuff I will be looking into.

Mr. Prevatte – There is a plastic that you can use too that paints very well and it will never rot. You might have to power wash it every now and then.

Mr. Liberman – We are looking for long term, low maintenance.

Chairman Gwaltney – It sounds like there are still some changes and work to be done with this plan. At this point, do we have any more comments? Do we have a motion?

Mr. Hess – I would move that we table the issue and work with them to try to get to a point that when you come back to meeting the next time that we have enough information to make a decision.

Ms. Hillegass – Second.

Chairman Gwaltney – A motion has been made and properly seconded to table this, give some assistance, and give it another shot. All those in favor say aye, opposed say nay.

On call for the vote, four members were present. Chairman Gwaltney voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Mr. Gary Hess voted aye. There were no votes against the motion. The motion passed.

Planning Technician – We can get his contact information.

Chairman Gwaltney – We will be in touch, Mr. Liberman.

Mr. Liberman – Absolutely. Thank you.

Chairman Gwaltney – Our next item is a Proposed Fence – 106 Underwood Lane – Contributing – Josh Korahaes, applicant. Could we have a staff report please?

Planning Technician – Thank you, Mr. Chairman. I was contacted by a representative of a fence company, Rosenbaum Fence. They want to put a fence up in the historic district. They sent over the stuff that was needed for it. It is a little picket fence that is forty-two (42) inches tall. They want to put it around their house to keep their dog from getting out. As you can see in the site plan, it shows where it is going. It is right across from Mr. Riddick's office. The picture is an example of the type of fence. It is going to be a natural wood picket fence to keep the dog in. Thank you.

Chairman Gwaltney – Is there anyone here to speak on behalf of this? It does not appear so. Do we have any Board member comments on this fence?

Mr. Prevatte – I wonder if it is going to be painted down the road?

Chairman Gwaltney – Down the road, I guess we cannot know about that. Right now, they are not planning to. Is that correct?

Planning Technician – Correct, Mr. Chairman. It is supposed to be left natural.

Mr. Prevatte – It will rot.

Chairman Gwaltney – Does it say that it is pressure treated? The picture appears to be pressure treated.

Mr. Prevatte – It will still rot unless he puts a stain or a sealer on it.

Planning Technician – As far as I know, it is supposed to be left natural in color.

Mr. Prevatte – It will rot. I am just saying about the after appearance.

Town Attorney – Well, you need to look at your guidelines. They say: 'for new fences and walls, choose a design that relates to design and materials for nearby historic examples. Painted wooden pickets are the most common fence type used in Smithfield; although, many fences use a combination of traditional materials. Do not use chain link fencing, split rail fencing, plastic fences, concrete block walls where they would be visible from the street. Avoid street front fences or walls and, in any case, keep them below forty-two (42) inches in height.'

Planning Technician – This one is proposed at forty-two (42) inches. They actually wanted to go taller to keep the dog in but I told them that our ordinance does not allow for that.

Town Attorney – Well, they are not here.

Chairman Gwaltney – I did not think there was anything that required you to do it which, I guess, is what you are not finding.

Town Attorney – No but they are not here and you cannot ask them. It is unfortunate that they are not here. The problem with unfinished fences is that they never get to be finished. Like Mr. Prevatte says, they rot.

Mr. Prevatte – And then they look worse. Getting them to paint them is another story.

Town Attorney – The secret to fences is not to paint them but to stain them so they will never peel.

Mr. Hess – It seems to me that since there is no one here to speak on this that maybe the administrator could contact them and find out some information about their intent and perhaps they could be at the next meeting.

Chairman Gwaltney – If we approve it as presented but with some sort of finish or stain on it, does that pass administratively so that they do not have to go through another meeting?

Planning Technician – That is a good question.

Chairman Gwaltney – What is your good answer?

Town Attorney – Well, it is up to you.

Chairman Gwaltney – I do not think we object to the structure itself, the placement of the structure, the size, the look, or any of that but we are concerned about what it will look like three (3) or four (4) years from now. If all we are requiring is that they put some sort of sealer on, it can be approved administratively once they do that. I do not see the need to have them come back to us.

Planning Technician – You can impose a special condition for approval. If it is approved with a condition, it would be in the Board action letter. It would say something like ‘your application has been approved as presented. However, the Board does require that you stain this within one year or something of that nature.’

Mr. Prevatte – The whole reason people usually say that is because they do not want to paint or stain them. They will just let them look like that forever. Then Mr. Reish ends up sending them a violation letter.

Planning Technician – There are plenty of natural wood fences out there. They are what they are; but if it started falling down then we would say something.

Chairman Gwaltney – I would like to make a motion that we accept this as presented with the condition that the fence will be painted, stained, or sealed within six (6) months after its construction.

Mr. Prevatte – Mr. Riddick talked about stain that goes on just like paint but it does not build up and blister and peel like paint. It just fades out.

Ms. Hillegass – Second.

Chairman Gwaltney – A motion has been made and properly seconded. All those in favor say aye, opposed say nay.

On call for the vote, four members were present. Chairman Gwaltney voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Mr. Gary Hess voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – The motion, with its amendment, is accepted. Mr. Reish, I guess you and all of your people will follow-up on administrative approval when he comes back for that.

Planning Technician – Certainly.

Chairman Gwaltney – The next item on our agenda is Education Outreach Subcommittee Discussion. We are tabling much of this until next month. However, you will find a draft letter that has been put together that would go out to residents and property owners in the district. We are not going to really work on this letter tonight. You have a copy now so I would ask that you take a look at it, read over it, and see what you think it sounds like. We are still looking at ways to find the best method to distribute these to property owners and residents. This project is still underway. Take a look at this and perhaps be ready to do a little discussion on it next month. Maybe we will have our distribution method in place by then and we can get that whole project moving forward. Also, not to forget, we also have the flyer and information sheet portion of this outreach program that we got last month. The instructions were just to take a look at it and make suggestions. We are also going to table that part of this until next month as well. Thank you, Mr. Hess, for your work on this letter. We will see how everybody likes

it next month when we talk about it. Our next item is Approval of the July 19th, 2016

Meeting Minutes.

Town Attorney – Mr. Chairman and members of the Board, I have made some minor revisions and would recommend that the minutes be approved as revised.

Ms. Hillegass – So moved.

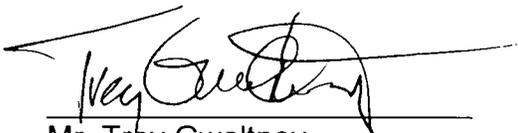
Mr. Hess – Second.

Chairman Gwaltney – A motion has been made and properly seconded. All those in favor say aye, opposed say nay.

On call for the vote, four members were present. Chairman Gwaltney voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Mr. Gary Hess voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – This meeting is adjourned.

The meeting adjourned at 7:35 p.m.



Mr. Trey Gwaltney
Chairman



Mr. Joseph Reish
Planning Technician