

**HISTORIC REVIEW COMMISSION MINUTES**

**FOR**

**THE TOWN OF DENTON**

**February 17, 2016**

**Historic Review Members:**

Kathy Mackel\*

Richard Peterson\*

Keith Bobbick\*

Teresa Goss\*

James Adair\*

\*Those Present

\*\*Excused

**Visitors:**

Abigail McNinch

Tom Batchelor

**Recording:**

Donna Todd

## PROCEEDINGS

1 The meeting was called to order by Chairperson Mackel, at 6:00 p.m., in the Denton  
2 Town Conference Room. Pledge of Allegiance.

3 The minutes of the November 18, 2015, Historic and Architectural Review  
4 Commission Meeting were approved as submitted.

5 Other Old Business #1 - None.

6 New Business #1 – Joviality/Signage & Paint – Abigail McNinch made the  
7 presentation for the proposed signage and paint colors at 214A Market Street. Joviality is  
8 currently located at 406 Market Street and will be relocating to 214A Market Street. Mrs.  
9 McNinch requested approval to relocate her existing sign from 406 Market Street to her  
10 new location and will hang this sign inside the interior front store window. Mrs. McNinch  
11 is also requesting approval to install vinyl lettering with the store hours on the front door  
12 and an A-Frame sign for the sidewalk to be removed daily. The final item for approval is  
13 the exterior façade to be painted in the store brand colors of green and/or purple.

14 Mrs. McNinch asked if she needed approval for a bubble maker at the front  
15 entrance.

16 Commissioner Goss commented that it may cause the sidewalk to be slippery, and  
17 the applicant may want to experiment with the bubble maker. The Commission did not  
18 need to approve this item.

19 Vice Chairperson Peterson motioned to approve the sign relocation for Joviality  
20 from 406 Market Street to 214A Market Street inside the front window, the vinyl lettering  
21 on the front door, the A-Frame sign, and the store brand paint colors as requested in the  
22 application.

23 Commissioner Bobbick seconded the motion. The motion passed unanimously.

1           New Business #2 – Other – None.

2           2016 Election of Officers – Commissioner Bobbick nominated Kathy Mackel for  
3 Chairperson and Richard Peterson for Vice Chairperson.

4           Commissioner Goss seconded the motion. The motion passed unanimously.

5           Staff Items – Tom Batchelor provided an update on 504-508 Market Street  
6 property. Mr. Batchelor discussed Mrs. Fowler’s proposed replanting plan of a living fence  
7 with a berm around the perimeter of the yard. The living fence will include 6-8’ trees and  
8 rose bushes. The Commission supports Mr. Batchelor’s mediation and assessment of Mrs.  
9 Fowler’s replanting plan.

10           Mr. Batchelor requested direction on hazard tree removal and replacement of trees  
11 in the Historic District. Does the Commission support a provision in the Town Code for  
12 replacement trees?

13           Commissioner Goss does not support mandating tree replacement due to the lack  
14 of tree maintenance. Dead trees are unattractive to the Town.

15           Commissioner Adair supports mandating tree replacement and noted that it has  
16 been proven that towns planting trees can improve life styles.

17           Chairperson Mackel referred to the Secretary of Interior Standards for  
18 Rehabilitation Section 4.5 and this rule includes retaining the historic relationship between  
19 buildings, landscape features, shrubs, and trees. For this reason, Chairperson Mackel  
20 supports tree replacement in the Historic District.

21           Commissioner Goss’s grievance regarding tree replacement and maintenance  
22 referred to the street trees on Market Street.

23           Mr. Batchelor concurred with Commissioner Goss that some street trees on Market

1 Street are inappropriate and have become a nuisance. The Town has plans in development  
2 for replacement street trees. Street trees in the Town's right-of-way will be replaced and  
3 maintained by the Town.

4 Vice Chairperson Peterson commented that the power company removed parts of  
5 the trees in the power lines on Fifth Avenue and the result is unattractive.

6 Mr. Batchelor agreed with Vice Chairperson Peterson and is currently working with  
7 the Denton Public Works Department to apply standards to these types of activities  
8 including tree cutting and tree trimming.

9 Commissioner Goss recommended mandating tree replacement by an individual  
10 case evaluation.

11 Commissioner Adair recommended mandating tree replacement with native,  
12 deciduous trees to this area and limiting size of trees.

13 Chairperson Mackel noted that the Department of Agriculture provides a list of  
14 trees for recommended tree replacement based on maintenance and size for specific areas.

15 The Commission agreed that there should be legislation to mandate tree  
16 replacement. Mr. Batchelor informed the Commission that the legislation could be a no  
17 net loss policy and provide the applicant with alternative tree replacement options.

18 Mr. Batchelor discussed some department policy changes that include revising the  
19 Historic and Architectural Review application. A draft will be provided to the Commission  
20 for review.

21 Commissioner Bobbick recommended providing new residents with a welcome  
22 packet that includes a summary of ordinances that can affect their property.

23 Commissioner Goss will discuss the proposed welcome packet with the local

- 1 merchants to assist with development of the pamphlet for new residents.
- 2 Chairperson Mackel adjourned the meeting at 6:47 p.m.