

**MINUTES
HISTORIC DISTRICT COMMISSION MEETING
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**July 10, 2019
To be reconvened on
July 17, 2019**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; City Council Representative Doug Roberts; Members Reagan Ruedig, Dan Rawling, Martin Ryan, Cyrus Beer; Alternates Heinz Sauk-Schubert and Margot Doering

MEMBERS ABSENT: N/A

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

- A. June 05, 2019
- B. June 12, 2019

*It was moved, seconded, and unanimously passed to **approve** the June 5 and June 12 minutes as presented.*

II. ADMINISTRATIVE APPROVALS

(Note: Item 2 was addressed first and voted on separately).

1. 41 Salter Street

The request was to remove and replace a rear door with shingles. The Commission stipulated that the applicant repair and replace the fascia and trim board to match existing.

2. 249 Pleasant Street

The project designer Jennifer Ramsey was present on behalf of the applicant and reviewed the petition. In response to the Commission's questions, Ms. Ramsey said the shutters would not be nailed on, the new door would be wood and would match the style of the existing door, and the storm windows and sashes would be white.

Vice-Chair Wyckoff moved to grant the approval, with the following stipulations:

1. *On the front elevation the shutters shall be wood and hung on pintails and sized to cover the windows.*
2. *On the rear elevation the proposed door should match the existing wood door.*

*Mr. Beer seconded. The motion **passed** unanimously, 7-0.*

3. 73 Prospect Street

The request was for a dormer replacement.

4. 37 Hanover Street

The request was to replace a window at street level with a sliding window, with an option of two or three windows. The Commission stipulated that Option B (three windows) shall be used.

5. 39 Dearborn Street

The request was for a wall-mounted compressor at the back of the house, with a conduit running up the side. The Commission stipulated that the conduit be painted to match the siding.

6. 114 Maplewood Avenue

The request was to replace a shed roof on the rear of the building with the original hip roof design due to an awkward roof line. The architect Anne Whitney was present on behalf of the applicant. She distributed photos and further discussed the project.

7. 65 Bow Street

Mr. Cracknell said the petition was previously approved for a new wooden railing system but that the applicant used composite instead of wood. The Commission discussed whether the railing system should be left as composite due to its location near the water. They removed the petition for separate discussion at the end of the review of Administrative Items (see page 3).

8. 59 Sheafe Street

The request was to replace existing aluminum windows with Harvey windows and replace existing doors with Andersen storms. Mr. Cracknell said the storm doors were white and the windows would remain black. Mr. Rawling asked that the metal storm door frame be painted to match the trim color and make it more appealing. The Commission stipulated that the applicant paint the metal door frame for the storm door to match the trim color.

*City Council Representative Roberts moved to **approve** Items 1, 3, 4, 5, 6, and 8, with their respective stipulations. Mr. Beer seconded. The motion **passed** unanimously, 7-0.*

Regarding Item 7:

*Vice-Chair Wyckoff moved to **approve** the composite fence as built, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff said he was surprised that the applicant used composite instead of wood and had not complied with the Commission's original stipulation. Ms. Ruedig said the applicant should have requested permission before installing the composite fence but that she understood the reasoning for using plastic due to the marine location.

*The motion **passed** by a vote of 4-3, with Chairman Lombardi, Mr. Rawling, and Mr. Ryan voting in opposition based on principle.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **Gregory J. & Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission was requested to allow exterior renovations to an existing structure (demolition of existing side porch to be replaced with deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the June 05, 2019 meeting.)*

The applicant was not present to speak to the petition.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **postpone** the petition to the July 17, 2019 meeting, and City Council Representative Roberts seconded. The motion **passed** unanimously, 7-0.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. *(Work Session/Public Hearing)* requested by **Hunking Holdings, LLC, owner and Arilda Densch, applicant**, for property located at **170 Mechanic Street**, wherein permission was requested to allow the construction of a new free-standing structure (24'x 24' garage), new construction to an existing structure (enlarge front porch and rear shed addition), and exterior renovations to an existing structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 7 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION

The project designer Arilda Densch was present and introduced the applicant Pete Morin and the contractor John Bailey. Ms. Densch discussed recent changes that included a wooden front porch and gable end trim. She said all the flat corner boards, window trim, and frieze boards would be Azek and that the gutter would be replaced by Azek. The factors for using wood trim were discussed. Ms. Densch said the existing windows would remain and that all had full screens. She showed a sample of the front deck, saying they would use composite material on the rear deck. She discussed the appropriateness of the garage and showed photos of other garages in the area. She said the garage's design was changed a bit and that the siding was changed to shingles, with an added window in the back. She also noted that the fence was changed to a picket one.

Vice-Chair Wyckoff said he understood the rationale for full screens but said the Andersen screen had an upgrade. Mr. Bailey had a sample of it, which he showed to the Commission.

Public Comment

A neighbor (no name given) explained why she and the neighborhood supported the project.

No one else rose to speak, and Chairman Lombardi closed the work session and opened the public hearing.

SPEAKING TO THE PETITION

Ms. Densch reviewed the petition and highlighted points made during the work session.

Ms. Doering suggested plantings by the fence. Ms. Ruedig asked whether the garage doors would be painted, and Ms. Densch said they would. Vice-Chair Wyckoff said the fence posts should be wood, and Ms. Densch agreed.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application as presented, with the following stipulation:*

- 1. The fence shall be extended to the proposed driveway and may be lowered to 2 ½ ft. and extend to the property line to mat the existing fence.*

Vice-Chair Wyckoff seconded.

Ms. Ruedig said the house was a historic one of a different time period and style and that the proposal would conserve and enhance property values, enhance and complement the property's historic character, and relate to the historic and architectural value of the existing structure.

*The motion **passed** unanimously, 7-0.*

2. Petition of **ED PAC, LLC, owner**, for property located at **152 Court Street**, wherein permission was requested to allow new construction to an existing structure (rebuild original wall on previously demolished rear façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 37 and lies within the Character District 4 (CD 4) and Historic Districts.

Ms. Ruedig recused herself from the petition, and alternate Sauk-Schubert assumed a voting seat.

SPEAKING TO THE PETITION

The project architect Carla Goodnight was present on behalf of the applicant. She stated that the Planning Department had approved the line adjustment and the demolition of the ground building additions. She reviewed the petition, noting that the opening in the back of the home would be infilled and that existing details would be replicated.

The windows were discussed. Mr. Beer suggested that 6/6 windows would look better. Mr. Rawling asked how far the project would be from the new building. Ms. Goodnight said it would be 20 feet and noted that the walkway and landscaping would have a level change. Vice-Chair Wyckoff asked what would happen if the wall were built and the other project didn't happen, noting that he had seen a similar issue in the past. Ms. Goodnight said the projects were co-mingled. The Commissioners agreed that 6/6 windows would look better. Ms. Goodnight offered to keep the gable window and remove the second-floor windows. Mr. Ryan noted that, no matter what happened with the project, the lot would not remain vacant.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the application as presented, Mr. Rawling seconded.*

Mr. Ryan said the project would maintain the special character of the District and would be compatible with the design of surrounding properties.

*The motion **passed** by a vote of 6-1, with Vice-Chair Wyckoff voting in opposition.*

3. Petition of **Market Wharf Condominium Association, owner and Dana M. Whitney Revocable Trust, Dana M. Whitney Trustee, applicant**, for property located at **59 Deer Street # 517**, wherein permission was requested to allow exterior renovations to an existing structure (replace 7 existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 1B-6B and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

Ms. Ruedig resumed her voting seat and Mr. Sauk-Schubert went back to alternate status.

SPEAKING TO THE PETITION

The applicant Robert Whitney was present on behalf of the applicant. He reviewed the petition, noting that the replacement window would look the same but be would be more energy efficient. In response to Ms. Ruedig's question, he said the current window's material was aluminum and acknowledged that the submittal letter stated that it was vinyl. Vice-Chair Wyckoff asked if other

unit owners had replaced their windows. Mr. Whitney agreed. Vice-Chair Wyckoff asked what window brand was used. Mr. Whitney said he didn't know the brand but that the windows were replacements in kind.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application as presented, with the following stipulation:*

1. Half screens shall be used.

Vice-Chair Wyckoff seconded.

Ms. Ruedig said the windows were almost an identical replacement in kind and that she fully approved it. Vice-Chair Wyckoff said the project was consistent with the special and defining characteristics of surrounding properties and was also compatible in design.

*The motion **passed** unanimously, 7-0*

4. Petition of **Elisabeth H. Blaisdell Revocable Trust, Elisabeth H. Blaisdell Trustee, owner**, for property located at **77 New Castle Avenue**, wherein permission was requested to allow new construction to an existing structure (installation of solar panels to existing shed roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 50 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Elizabeth Blaisdell reviewed the petition. She said the barn had a south-facing roof and would be appropriate for a solar system. She said the barn was visible from only a few properties and that the neighbors who could see it approved the project.

Vice-Chair Wyckoff said it looked like the solar panels wouldn't have a blue sheen on them because everything was painted a matte black surface, which he thought was a great idea. Ms. Ruedig agreed. Mr. Ryan said it would set a bad precedent for a historic neighborhood, noting that Ms. Blaisdell had remarked that all her neighbors wanted to install solar panels. He said the digital-age coating on the roof would be a potential problem for the District and that tinted glass on a roof would be terrible esthetically. He said he couldn't support the proposal. Ms. Ruedig said the panels were reversible and could be removed. Mr. Beer said every case was unique and thought the proposal would not set a precedent. Vice-Chair Wyckoff said he would support any project that would help in the fight against carbon fuels. City Council Representative Roberts said the panels would be on a new building in an unobstrusive location.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the application as presented, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the proposal had compatible innovative technology with surrounding properties and would be very appropriate in the back of a new building.

*The motion **passed** by a vote of 6-1, with Mr. Ryan voting in opposition.*

5. Petition of **Melissa and Halil Ozkurt, owners**, for property located at **287 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (relocate one existing window, add two new windows to rear elevation, and remove existing chimneys) Vicas per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 46 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Melissa Ozkurt was present to speak to the petition and introduced the contractor Aaron Anderson. She reviewed the petition, noting that they would add two wooden windows on the third floor per the Commission's previous suggestion at the work session, remove the chimneys because they didn't work and weren't visible, and remove three vents from the north side and add three vents on the west and east sides.

Ms. Ruedig asked if the third-floor windows were the same size as the second-floor ones. Mr. Anderson said they wanted to spread the windows out with a space between them to get the look of a wider window. Ms. Ruedig said it would be more consistent to keep the same dimensions as the second-floor window and that it would look lopsided to have much larger windows on the third floor. Mr. Rawling noted that the graphics showed the trim on the windows as very narrow and not having stud pockets. Mr. Anderson said they would match existing and have five inches between the two windows, which would allow a double stud pocket.

The chimneys were discussed. Chairman Lombardi said he had a problem with tearing them down because they were a significant feature of the house. Mr. Rawling agreed. Ms. Ruedig said she could be flexible because the chimneys were small and set back. Vice-Chair Wyckoff suggested that one chimney be duplicated in quality material, like a veneer chimney box, and that both existing chimneys be torn down. City Council Representative Roberts said he didn't see how the chimneys contributed to the building because they couldn't be seen, and he didn't think they were an important feature to retain. Mr. Beer agreed.

Mr. Anderson said it was a significant expense to build a faux chimney and thought a chimney wasn't necessary because it couldn't been seen unless someone was in a certain spot. Vice-Chair Wyckoff said Mr. Anderson was mistaking a faux chimney with a chimney top that needed to be supported. He said there were several locations on State Street where the faux chimney was just built on top of the roof and didn't need support. He did, however, agree that the chimneys on that particular home weren't that important. Mr. Rawling said it would be a significant historic change. It was further discussed, and most of the Commissioners were against a faux chimney.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application as presented, with the following stipulation:*

1. The third floor windows shall match the existing trim with a 5 inch stud pocket and they shall be the same dimension of the second floor windows.

City Council Representative Roberts seconded.

Ms. Ruedig said removing the chimneys would not change the house or have a huge impact on the neighborhood. She said the project would preserve the integrity of the District, complement and enhance the architectural and historic character of the District, and be compatible in design with surrounding properties because most of the changes would be what people would see.

*The motion **passed** by a vote of 6-1, with Mr. Rawling voting in opposition.*

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **202 Court Street Property Group, LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow new construction to an existing structure (new dormer addition to the north elevation) and exterior renovations to an existing structure (replace: siding, roofing, windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. *(This item was continued from the June 05, 2019 meeting.)*

The petition was postponed per the applicant's request.

B. Work Session requested by **Salvation Army, owner**, and **James McSharry, applicant**, for property located at **15 Middle Street**, wherein permission is requested to allow new construction to an existing structure (10 new dormers; 5 on the north and 5 on the south elevations and new shed dormer on the east elevation) and exterior renovations to an existing structure (new door and balustrade system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 12 and lies within the Civic, Downtown Overlay,

and Historic Districts. *(This item was postponed at the June 05, 2019 meeting to the July, 2019 meeting.)*

The petition was postponed per the applicant's request.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Deborah Chag Revocable Trust of 1993, Deborah Chag Trustee, owner**, for property located at **404 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace 5 existing windows and install AC condenser) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 21 and lies within the Mixed Research Office (MRO) and Historic Districts.

Mr. Rawling recused himself from the work session.

WORK SESSION

The applicant Deborah Chag was present with her husband Mark Chag. She reviewed the petition, noting that the two large condensers would be located behind the fence in the backyard and would not be visible to the public. She said there would be five vents that would be painted to match the house and that none of them would be in the front yard. She said the third-floor windows were unlike all the other windows in the house, so they were proposing two windows to match the windows on the second and third floor that would be dark to match the existing sashes and frames and would also match the glazing and mullions.

Ms. Ruedig asked Ms. Chag if she had considered restoring the windows, noting that replacing them would change the look of the house and make the windows stand out. Ms. Chag said they were in bad shape and that she would replace them with high-quality windows. Vice-Chair Wyckoff said he thought the windows would look the same as the others.

There was no public comment.

DECISION OF THE COMMISSION

The applicant indicated she would return for a public hearing at the August meeting.

2. Work Session requested by **Brendan Cooney & Megan Tehan, owners**, for property located at **57 Mt. Vernon Street**, wherein permission was requested to allow new construction to an existing structure (construct front deck and 2-story addition to the rear of the house) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 31-1 and lies within the General Residence B (GRB) and Historic Districts.

Mr. Rawling resumed his voting seat. Mr. Beer and Ms. Ruedig recused themselves and both alternates Mr. Sauk-Schubert and Ms. Doering took voting seats.

WORK SESSION

The applicant Brendan Cooney was present and introduced the project architects Brian Murphy and Elizabeth Nguyen. Mr. Cooney said the 2-story addition would not change the footprint. He said the existing house dated back to the 1960s and that he needed more room. Mr. Murphy distributed photos to the Commission and discussed the house's history, noting that it wasn't really historic. He reviewed the context and the packet, pointing out that Marvin Integrity windows would be added but remaining window locations would not be replaced. He said the siding would be a composite material and the roof would be asphalt shingle to match existing. Ms. Nguyen said some windows would need sash replacements.

Mr. Ryan said the illustration was very abstract, with minimal detailing and window trims. Mr. Rawling asked the applicants why they felt that the changes would enhance the composition. Mr. Murphy said it was a good representation of design in the 21st century, but that it might be awkward to put the scale of details on the form next to the single-story form. Ms. Nguyen said the two structures were seen as very different volumes. Vice-Chair Wyckoff said he was aghast by the design because he felt that it was totally inappropriate and looked almost like base housing. He said it was so minimalist that it looked cheap, especially for that location. Ms. Doering noted that the house design didn't match the submitted photos and examples of other similar homes, and she wasn't sure the vertical up-and-down design worked. Mr. Sauk-Schubert said the abstraction took the design to an extreme.

Mr. Ryan said he saw the design as a post-modern kind of aesthetic with historic references, or a modern addition to a house that was quaint and simple. He said the design could be pulled off if the architect sold it better and provided more guidance to the Commission. Chairman Lombardi said the addition dominated the house. City Council Representative Roberts said he had trouble visualizing the form and whether it was appropriate for the District. Mr. Rawling said the addition was opposite to the house, which was weathered and small-scale, and that it didn't connect to the house enough. Mr. Cracknell suggested that the applicant bring in a 3D model at the next work session. He thought the applicant should pursue a more traditional model with contemporary expressions instead of such a modern look.

Public comment

Eric Spear of 49 Auburn Street said he was comfortable with the design as presented and thought the modern design would be an exciting addition to the neighborhood.

Drew Schulthess of 15 Mt. Vernon Street and he and his wife supported the project and thought it was a good addition to the home, with a nice build-out.

Cyrus Beer of 64 Mt. Vernon Street said he lived directly across the street. He said the architecture on the block was eclectic and thought it would be a great spot for a bolder idea.

DECISION OF THE COMMISSION

*Mr. Sauk-Schubert moved to **continue** the application to a future work session, and Mr. Ryan seconded. The motion **passed** unanimously, 7-0.*

3. Work Session requested by **Michele P. Cronin, owner**, for property located at **14 Mechanic Street**, wherein permission was requested to allow the partial demolition of an existing structure (removal of additions and 1 chimney), new construction to an existing structure (relocating house to new foundation and adding a 1-story addition), and exterior renovations to an existing structure (replace siding, windows, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 10 and lies within the General Residence B (GRB) and Historic Districts.

Mr. Beer and Ms. Ruedig resumed their voting seats, and Alternates Mr. Sauk-Schubert and Ms. Doering went back to their alternate status.

WORK SESSION

The project architect Juli MacDonald was present and introduced the owners John Rose and Jim Copeland and the landscape architect Robbie Woodburn. (She noted that Mr. Rose and Mr. Copeland were the new owners and that Michele Cronin was no longer the owner). Ms. MacDonald reviewed the petition, saying that the house was a mishmash of old and new windows. She said the owners wanted to bring the front façade back with historic detailing. She said the house would be moved forward 20 feet and that the footprint would be increased. She said the new windows would be SDLs with nice trim and cedar siding and that there would be a new entry. She said the house would be raised a foot taller and have a new foundation.

Ms. Ruedig said she thought the chimneys looked new and had been rebuilt. She said there needed to be a lot more research done on the house and suggested that the applicant hire a historic carpenter to help find clues that would make it easier to restore the building.

Vice-Chair Wyckoff noted that the applicants had bought a small 18th-century house in a very prominent location and wanted to move it around, tear down the chimneys, and place a big addition on the back of the house, with a second floor balcony and so on. He said he didn't understand why they would want to do that and asked why they hadn't bought something that could be worked with. Mr. Copeland said they wanted to put historic context into the site but also make it usable. He said the existing home was in such a state that it couldn't be occupied and that he and Mr. Rose wanted to restore it as much as possible. Ms. Ruedig has the house had been changed and wasn't visually appealing, but she felt it was worth taking more time to better investigate it. Mr. Copeland said there weren't good records or photos of the home, so they couldn't visualize what it should look like but would find something close to it and restore it.

Ms. Woodburn distributed a landscaping plan and briefly discussed it.

Chairman Lombardi said he had concerns about the chimney. Mr. Copeland said they could build around the main structure but may have more transitions. Chairman Lombardi said it was hard to know what that meant because there was nothing in front of the Commission, agreeing with Vice-Chair Wyckoff that the applicants bought a small house in a historic district and wanted to radically change it into a much bigger house. Ms. Ruedig said it would be preferable to retain the historic core of the house as much as possible and make the addition look like an addition. Mr. Ryan said the addition built should be built off the back. Mr. Rawling suggested scaling the east

elevation back so that the original house read stronger. Vice-Chair Wyckoff recommended that the applicants research the distance of the property from the cemetery, noting that the zoning ordinance had restrictions about construction within ten feet or so of a cemetery.

The abutter (no name given) said she was in support of the project.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **continue** the work session to the August meeting. Ms. Ruedig seconded. The motion **passed** unanimously, 7-0.*

4. Work Session requested by **Karen L. Bouffard Revocable Trust, Karen L. Bouffard Trustee, owner**, for property located at **114 Maplewood Avenue**, wherein permission was requested to allow the demolition and replacement of an existing rear residential structure on the property as per plans in file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 4 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts.

WORK SESSION

The project architect Anne Whitney was present on behalf of the applicant and introduced the applicant Karen Bouffard, who briefly discussed the building. Ms. Whitney said they wanted to demolish the building and replace it with a new structure. She reviewed the petition, noting that the lower level would be clapboard with shingles above it and would resemble a carriage house.

Ms. Ruedig asked how the new structure would relate to the main house. Ms. Whitney said it wouldn't and that it never had because it was set back, looked more like an outbuilding, and wasn't from the same period as the front building. The Commission said they liked the addition's design. The bay window was further discussed.

DECISION OF THE COMMISSION

The applicant indicated that she would return for a public hearing at the August meeting.

VII. ADJOURNMENT

*It was moved, seconded, and passed unanimously to **adjourn** the meeting at 11:30 p.m.*

Respectfully submitted,

Joann Breault
HDC Recording Secretary