

WHDC MEETING  
June 28, 2018 TOWN HALL RM 27, 6:00

**PRESENT:** Bob Blair, President, Patty Neal, Cheryl Knapp, clerk, Carolyn McMorrow

**Guests:** Alan Slavin BOS liaison, Matthew Levine, Pharmacann, Dylan Sheehan, Asst. Project Manager, Cordos Construction

**HEARING FOR VERILIFE, 112 MAIN ST, WAREHAM, MA IN THE NARROWS HISTORIC DISTRICT**

opened 6:06 PM

Application from owner: Beach Equities, LLC.

The Verilife Sign in front of building is made of plastic sheet, Bob asked if they could change it to Wood, a natural material and this was agreeable to them. Alan mentioned the other business inside may need a different separate sign and it involves the Comm of Mass Cannabis Control Commission has rules and laws for signage being that it should be less visible and plain as to blend in with the area and buildings.

New basement windows: plan to look exactly as they appear now but with the glass removed to be repurposed to allow an automated louver for the HVAC A/C unit to be installed. They have a local carpenter that is familiar with historic windows/frames and they need to be given extra strength for stability of the window frame that will remain on the outside of the louvers.

Ramp in rear of building will be replaced with pressure treated wood in kind with existing ramp with same color scheme

Replacing the wood gutter with PVC made gutter that looks just like wood and possibly the drain downspout to match

Exterior door to be replaced with a door that can be an egress proposed by the building inspector/ being replaced because the existing door style is too thin to add any hardware needed/ with a thicker style to be able to add a doorknob; existing is 2" -2.5" and they need 4" to be able to make it a working door with an opaque window film applied as the existing one has, and add new lights as the existing ones are not salvageable but to make it look the same. This is not an emergency exit just an egress as the original was for residence it was not used and seemed to be painted shut and in poor condition making it not reusable.

The steps on the side of the building are granite slab with a long landing of concrete sinking in the ground are being replaced as the existing ones are cracked and slumping due possibly to wet ground and age and will be replaced with concrete stairs brought up to code and on more stable ground.

Exterior of building will be scraped and repainted with like colors. Shutters will be re-secured but not replaced as they are not rotted or falling apart.

Bob noted that anything that will be replaced not mentioned will be replaced with in-kind materials and colors.

Hearing is ended at 6:55 PM

WHDC Meeting starts at 6:56 PM

1. Signage: being proposed- a wooden sign with whitewash background and the verilife logo that is black and green as the existing sign there. This should be ok with the Cannabis Commission as it would blend in better with it's surroundings, i.e. the white building and white post. The thickness of the sign should be less than the post width, if the post is 2.5" the sign should be 2" or slightly less as the etched lettering will allow but still be sturdy but not too heavy for the existing post which is not slated to be replaced but re-used.

2. Condensing unit for the A/C approx 2.5' x 2.5 feet square will be on a concrete pad , the position that is on the architect plans is a good position and is not easy to see from the street or sidewalk. the NW corner
3. The fresh intake louvers that will be behind the basement windows will be covered by the existing windows and screened in. the existing frame and muttons will be left with no glass but reinforced with screen or some type of metal frame.
4. Ramp in back of building will be made of in kind material, probably pressure treated and the existing handrail is new and will be reused and made of PVC and install a toe kick on the very bottom of the ramp. The vertical members will be painted in kind.
5. Existing granite steps on the driveway side of the building containing four treads will be replaced with concrete in the proposal but with granite -look or granite pieced sides go keep in kind with the existing steps. The railings to be galvanized metal and painted powder coated for cost and maintenance purposes; in black just as the other railings.
6. Door-to be replicated with added- code driven- sides to allow for proper hardware to open in as it does now. The door will be same design as existing door made of same materials in kind same number of lights, glass may be obscured with opaque film on insulated glass which will be thicker than the existing old thin glass There is no visible hardware on the outside of the door.
7. Entire exterior of building will be prepped by hand, no pressure wash or other equipment , and painted in color to match the existing color. Any necessary material replacement that may be found as work progresses will be replaced in kind. Also the shutters will be done in kind with same color as existing shutters.
8. Gutters-the existing wood gutters (maybe 25 linear feet or whole lengths) that are falling off the building and rotted will be replaced with material that will be painted with the building to match exactly. If the fascia boards are rotted when the gutters are removed then they will be replaced in kind with existing wood.
9. Bob asked that they provide us with an electronic submittal of the profile of the building as the alterations progress.
10. The entire outside of the upstairs, second floor, is off limits and will not be changed, altered or repaired, the inside of the building upstairs is not inhabitable and unsafe and will not be used in any manner.

Vote to accept conditions for permit filed by Verilife , 4-0-0 in favor

Meeting adjourned at 8:07

*Respectfully Submitted: Cheryl Knapp, Clerk*

Order of Conditions:

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