

**LEWES COMMERCIAL ARCHITECTURAL REVIEW COMMISSION**  
**Regular Meeting Minutes**  
**March 1, 2018**

The regular meeting of the **Lewes Commercial Architectural Review Commission** was held on **Thursday, March 1, 2018 at 7:00 P.M. in Lewes City Hall** in accordance with proper notification with the following present: Acting Chair James Edwards, Laurence Vincent, William Landon, Joe Hoechner, Ex-Officio City Councilman Fred Beaufait, and Building Official Robin Davis.

John Lester was present but was not seated at the table with other members and did not serve in any capacity as a Commission member. Mr. Lester was representing the applicant on behalf of the owner for Agenda Item #2.

*Acting Chair James Edwards* called the meeting to order at 7:00 P.M.

**1. Presentation and consideration of the minutes from the December 7, 2017 meeting.**

*Mr. Edwards* stated according to the bylaws when Ms. Chura resigned from the Commission, the vice chair automatically succeeds as chair. The minutes should indicate Mr. Edwards is now chair of the Commission.

*ACTION:* *Mr. Vincent made a motion to approve the December 7, 2017 regular meeting minutes as corrected; Mr. Hoechner seconded the motion, which passed unanimously.*

**2. The applicant is Mr. John Lester of Design Ideas on behalf of the owners of the proposed Masala Bay Restaurant, 210 Savannah Road, Lewes, Delaware, (SCTM 3-35 8.08 47.00). The applicant is requesting to construct a large addition to the rear of the existing structure for a kitchen area. The property is currently zoned Town Center Historic (TCH).**

*Mr. Lester* stated this structure is the finest example of Victorian architecture in Lewes. Painting a few years ago detracted from it, but the plan now is to return it to the original colors.

*Mr. Lester* presented a full set of drawings for review stating there are no plans for the second and third floors; first floor has a bar and will have outside seating on the porch; stairway in the back is from the flat roof and plans are for planter boxes for a garden on the roof; the extension to the back will include Hardiplank siding to match the building.

*Mr. Lester* continued stating the drawings show the property line; trash dumpsters will be located behind gates with 13-feet for the driveway allowing enough room for trash pick-up; there are now two condensers with one located in the back against the house, one in the right-side setback; the condensers will now be located on the second floor to be silenced as best as possible with a wall screen added for cover; signage has not been decided, but will need to meet the City Code and be reviewed by the building official; lighting plans will also need to be presented to the building official for review; windows on the addition will be matched as close as possible to the existing structure, except for the two higher windows; food delivery trucks may pull into the driveway.

*Mr. Davis* stated there are concerns about the trash trucks and delivery trucks having enough room to come into the driveway and then backing out onto Savannah Road and across the sidewalk.

*Mr. Lester* stated there is a lift for the handicapped to be installed on the right-hand side of the front porch with access from the ground-level sidewalk to also be installed; new basement will have a walk-in cooler under the bar; timeframe will be to begin after approval from the fire marshal within the month; no sprinkler system is required since it is under 10,000 square feet; new exterior staircase is for an exit from the second and third floors; propane tanks located on the property line belong to the Rose and Crown Restaurant; existing front railing will be removed and replaced with a simple, painted handrail without pickets.

*Mr. Beaufait* stated according to City Code, this property requires on-site parking and construction will not begin until this problem is solved for a work permit to be granted. Mayor and City Council recognize this is a problem and are working to resolve it with an ordinance change, but information and maps have been provided that show this house requires on-site parking. There are other properties with the same problem that are violating the ordinance, and this is another reason this problem needs to be addressed. He and City Councilman Dennis Reardon are working to resolve this issue as soon as possible.

*Mr. Lester* stated this information is contrary to everything he was told by the building department, and the building was purchased under these conditions.

*Mr. Davis* questioned where the exhaust system will be located. There is a concern about the residential dwelling that backs-up to the property.

*Mr. Lester* stated it will be located on the outside wall (as is shown on the drawing A-1) and will go straight up and out at the roof. The A-2 drawing shows an exhaust on the roof that comes from the special oven used for Indian food.

*Mr. Davis* questioned if there is a need for a fence in the back between the neighboring property since it is open, and this property is being extended back with the addition. There is a sightline from Third Street to the back of the building. Also, when standing on the sidewalk from Savannah Road, part of the gate and railing can be seen.

*Mr. Lester* stated a fence could be installed to hide the gas tanks and trash cans across the back. The gate and railing (railing will match the front handrail and will require balusters for the railing coming down the steps) are for access to the basement for deliveries.

*Chip Davis, 115 East Third Street*, stated parking that exists there now is being taken away from a town that has no parking. There is illegal parking now on Savannah Road, Kings Highway, 1812 Park, and Second Street.

*Meghan Lee*, owner of Heirloom Restaurant, stated because the building currently has no gutters or downspouts, her property is having major water damage in the basement because the water is running down from the roof of the building. Where will the gutters and downspouts be placed on the addition. Also, the front entrance is 7'8" and the standard trash vehicle is 7'wide. Her wall on the corner has been hit twice at the property line, and the concern is this will happen again with the trash truck. Ms. Lee also questioned the location for the grease trap.

*Mr. Lester* stated the Heirloom driveway can be paved at the same time the new driveway is installed; a strip can be added along the driveway to be sure the water is running out to the street and not onto her wall; the driveway currently has a slope toward the street; the plan is for gutters to be added to the building; the trash trucks will not be going back to the 7'8" section of the driveway; there will be no parking in the driveway and will only be used for loading and unloading; the grease trap will be located on the kitchen floor, and this will need to be approved by the fire marshal.

**ACTION:** *Mr. Landon made a motion to approve the proposed plans contingent upon the following: 1) Approval by the fire marshal; 2) Resolution of the parking situation by Mayor and City Council; 3) Fence installed in the back to hide the trash cans and gas tanks; 4) Strip to be added along the driveway for the water to run off into the street; 5) Exhaust vents for stove and from the side wall will be going out onto the roof; 6) Signage plans to be submitted to the building official for approval. Mr. Vincent seconded the motion, which passed unanimously.*

*Mr. Edwards* stated the next meeting will include election of a vice chair as an agenda item.

**ACTION:** *Mr. Hoechner made a motion to adjourn; Mr. Landon seconded the motion, which passed unanimously.*

The meeting adjourned at 8:00 P.M.

Respectfully submitted,  
Jackie Doherty, Recording Secretary  
Lewes Commercial Architectural Review Commission

