

TOWN OF AMHERST  
Historic District Commission

September 21, 2023

**APPROVED**

In attendance: Doug Chabinsky – Acting Chair, Martha Chabinsky (remote), Tom Grella – Board of Selectmen Ex-Officio, Nicole Crawford – alternate, Tom Quinn, and Bill Glenn – alternate.  
Staff present: Nic Strong (Community Development Director) and Kristan Patenaude (Recording Secretary) (remote)

Doug Chabinsky, Acting Chair, called the meeting to order at 7:00 p.m.

*Nicole Crawford sat for Chris Buchanan.*

**PUBLIC HEARINGS:**

1. **CASE #: PZ17836-090523 – Victoria & Michael Parisi, 3 Church Street, PIN #: 017-075-000** – Request for approval to replace windows that are non-original with all-wood windows.

Doug Chabinsky read and opened the case.

**Tom Quinn moved no regional impact, and to accept the application as complete.**

**Seconded by Tom Grella.**

**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye, Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

Victoria Parisi explained that the front part of the house has original windows, which are 6/9 panes. The back of the house has non-original windows that are 12/12 panes. The back and the front windows also have different lock styles. The proposal is to replace the non-original 12/12 windows in the back of the house with all-wood 6/9 construction windows. The windows will then all look the same from the outside. The proposed windows have simulated divided lights with permanent muntins and be all-clad.

Doug Chabinsky noted that the muntins will be 5/8”, which will match the original windows.

**FINDINGS:**

1. Contributing property
2. Moderate visibility of the proposed work from the public way
3. Proposed windows to match the style and construction of original windows on the house, providing for a uniform appearance.

**Tom Grella moved to approve the application as submitted. Seconded by Tom Quinn.**

**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye, Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

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- 44        2. **CASE #: PZ17837-090523 – Christina Ferrari & Timothy Yarnall (Owners) &**  
45        **Crossroads Contracting – Josh Bishop (Applicant); 5 School Street, PIN #: 017-080-**  
46        **000 – Request for approval to demolish and removal of failing rear building structures**  
47        **and reconstruction of building assemblies.**

48  
49 Doug Chabinsky read and opened the case.

50  
51        **Tom Quinn moved no regional impact, and to accept the application as complete.**  
52        **Seconded by Martha Chabinsky.**

53  
54        **Discussion:**

55        **In response to a question from Tom Grella regarding a list of abutters, Nic Strong**  
56        **stated that this item was submitted to Staff and included in the packet.**

57  
58        **Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye,**  
59        **Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

60  
61 Josh Bishop, Crossroads Contracting, explained that this project was placed on pause due to  
62 COVID-19, and is being resubmitted at this time with some minor modifications. The proposal is  
63 to tear off the old additions that were previously added to the back of the house. These old  
64 additional structures are in disrepair. The proposal is to tear them down to the foundation,  
65 remove most of the foundation for safety reasons, and build a new structure in a smaller footprint  
66 that is more consistent with what the building looked like originally. The intention is to make the  
67 property more cohesive and bring back the original aesthetics. On the Boston Post Road side of  
68 the structure the second-floor windows are inconsistent. During a previous remodel, a bathroom  
69 was installed, and a window got added and other windows were moved. This is not in line with  
70 what was original to the house and will be restored. The existing garage leads directly onto  
71 Boston Post Road without any turning area, making it difficult to navigate. The proposal includes  
72 relocating the garage and turning it 90 degrees, to allow for space between it and the house.  
73 Along with the addition, a porch is proposed on the backside of the house, which will match the  
74 existing front porch. There will be interior remodeling to accommodate this project and to attach  
75 the new structure.

76  
77 Timothy Yarnall noted that there was an approved plan from approximately 3-4 years ago. The  
78 feedback received from the Commission during that process has been retained in the current  
79 design, specifically about the addition being clearly subordinate to the original structure. There  
80 was some discussion regarding the roof line during the original submittal. The roof line is being  
81 maintained from the previously approved plan. The same materials from the previously approved  
82 plan are also included.

83  
84 Doug Chabinsky asked if the intention is to extend the current brick structure along the rest of  
85 the back of the house. Josh Bishop stated that this is not being proposed at this time, though it  
86 was in a prior plan. The proposal is to remove more of the foundation at this time. An

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87 engineering review found structural complications, so for safety purposes the whole back façade  
88 is now proposed to be cedar clapboards. There will be no brick on the back or the sides of the  
89 smaller structure. Doug Chabinsky noted that this is a significant change from the previous  
90 proposal.

91  
92 Timothy Yarnall noted that the proposal still includes mixed materials just on different parts of  
93 the house. The prior plan was completed before the engineering review.

94  
95 Doug Chabinsky asked about the existing windows in the small brick structure. The lower ones  
96 were original windows. Josh Bishop stated that there are four windows in that structure, and  
97 these are proposed to be replaced with Pella wood-interior, clad-exterior windows. Doug  
98 Chabinsky asked if the new windows be the same size as the existing ones in the brick structure.  
99 Josh Bishop stated that the first-floor windows are larger than the second-floor windows in the  
100 existing structure. The second-floor windows will become a little closer to the same size as the  
101 existing windows and the windows on the first floor will be the same size.

102  
103 Doug Chabinsky noted that the proposed windows are aluminum clad, which is not allowed.  
104 Pella makes the exact same window all-wood. Josh Bishop stated that he was aware of the  
105 option, but thought the proposed windows might be acceptable, as one cannot tell the difference  
106 from the street. Doug Chabinsky stated that this area of the property is close enough to the street  
107 and this is a very significant building. The Commission can discuss this in greater detail.

108  
109 Doug Chabinsky noted that the proposed windows have a grill dimension of 7/8" but the other  
110 windows on the structure have 5/8" muntins. A 5/8" muntin was more typical to the time period.  
111 Josh Bishop agreed that this would be an easy change.

112  
113 Tom Quinn asked if the part of the building to be demolished is currently brick. Josh Bishop  
114 stated that this is currently mixed material, with some brick and some clapboard.

115  
116 Doug Chabinsky stated that it was mentioned on the site walk that on the side between this  
117 property and the neighboring property, there will be a doghouse entrance to the basement.  
118 Timothy Yarnall explained that the Ludts are the neighbors that will be seeing this. Doug  
119 Chabinsky noted that this proposal is to demolish a historic structure and asked what  
120 documentation the Town and the Heritage Commission would like to have. Will Ludt, 3 School  
121 Street and Chair of the Heritage Commission, explained that the Heritage Commission is  
122 requesting photos of the structure to be demolished, including any drawings that describe the  
123 structure.

124  
125 Tom Quinn asked about the structural issue. Josh Bishop stated that this is an existing granite  
126 foundation. There is cracking going through it in several areas which the engineer felt was  
127 beyond repair, especially as the proposal includes building onto this area. The proposal is to save  
128 a component of this structure next to the existing house to prevent structural complications with

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the house foundation. Tom Quinn asked if the engineer stated that the back portion could not be saved. Josh Bishop agreed that the recommendation was to replace it as much as possible.

Tom Quinn asked how different in size the proposed structure closest to the house is than the existing. Timothy Yarnall stated that the proposed footprint is smaller than the existing. Doug Chabinsky explained that the small brick portion will be extended a bit. The wooden addition that extends past the porch will be removed. Josh Bishop explained that there will be a larger gap between the garage and the house from Boston Post Road.

Doug Chabinsky stated that this proposal better separates structures and reduces the overall massing. This proposal improves the overall appearance from the original plan.

Tom Quinn stated that he is concerned with this proposal, due to visibility of the structure. This proposal includes removal of part of a brick structure and replacement with a modern structure in a highly visible location. Doug Chabinsky stated that the original plan included raising the roof of the brick structure, placing clapboard there, and rebuilding the other wooden structure. The new plan is scaled back due to the proposed foundation work. Without the foundation work, this would still be half brick, half clapboard.

In response to a question from Tom Quinn, Doug Chabinsky noted that the previous plan expired. The only difference with this plan is the major foundation work, the razing of the brick structure, and a new structure with clapboard on the back.

Tom Quinn stated that he would be more comfortable with this proposal if he could review the report from the engineer. Josh Bishop stated that he could submit this report. Martha Chabinsky agreed with Tom Quinn.

Tom Grella asked if there is a basement below the area to be demolished. Josh Bishop stated that there is a crawl space under half of the structure, and a basement under the other half. Neither of these connect to the existing house basement. This proposal will also not create that access. The original house, for fire safety reasons due to being a bank, has a double brick firewall through the middle of it which continues from the tip of the roof to the bottom of the basement.

Bill Glenn asked about Tom Quinn's concerns. Tom Quinn stated that his concern is with preservation of the existing structure. This is a contributing property that is very visible from the road.

Doug Chabinsky asked when the second brick structure was built. Josh Bishop stated that the original structure was built in 1806. It is unclear when the three additions were built.

**FINDINGS:**

1. Contributing property
2. Very prominent and significant in the center of the Village.

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- 172 3. The proposal is a continuation with some modifications from a previously approved  
173 application.  
174 4. Massing of the addition and the spacing of the garage are appropriate and do not overwhelm  
175 the primary structure.  
176 5. The addition of the porch at the back of the structure will mimic the front porch, but in a  
177 smaller scale, adding some continuity.  
178 6. The proposed materials for construction are all-natural, all-wood, as opposed to brick.  
179 7. The proposed windows should be changed from aluminum-clad to all-wood, with 5/8"  
180 muntins.  
181 8. The garage design is appropriate but needs to be all-wood.  
182 9. The proposed garage doors are an appropriate style, and the design of the garage is consistent  
183 with the overall design of the rest of the property.  
184  
185 Bill Glenn stated that, regarding the preservation of the brick structure, the reconstruction may be  
186 more aesthetically pleasing as a single material than a mixed material, as it currently is.  
187  
188 Tom Grella asked if the proposed driveway will be cobblestone leading into asphalt. Josh Bishop  
189 stated that this is correct. There was discussion regarding where the cobblestone will start on the  
190 property.  
191  
192 Tom Quinn stated that his concern is that the proposal is to tear down a structure that is highly  
193 visible and has some historical significance based on the fact that the foundation is not  
194 structurally sound. He would like evidence on that point before voting on this item. Doug  
195 Chabinsky suggested an approval with conditions, pending receipt and review of the engineer's  
196 report. Tom Quinn stated that he would like to see the report before voting on this item. Tom  
197 Grella agreed that it would be nice to have the report before voting. Martha Chabinsky agreed.  
198  
199 Josh Bishop stated that he would try to obtain the report this evening. The Commission discussed  
200 tabling this item until later in the meeting in hopes of receiving the report.  
201

202 **Doug Chabinsky moved to table this item to later in the meeting. Seconded by Tom**  
203 **Quinn.**

204 **Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye,**  
205 **Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**  
206

- 207 3. **CASE #: PZ17847-090723 – Timothy & Ashley Collins (Owners & Applicants); 9**  
208 **Davis Lane, PIN #: 017-011-000 – Request for approval to build a 12'x18'shed on the**  
209 **property.**  
210

211 Doug Chabinsky read and opened the hearing.  
212

213 **Tom Quinn moved to accept the application as complete and that there is no**  
214 **regional impact. Seconded by Tom Grella.**

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**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye,  
Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

Timothy Collins explained that the proposal is to construct a 12'x18' shed in the corner of the property. This would be set in the corner approximately 20' in front of the raspberry bushes and 20' from the southern property line. The shed would not include shutters, as they are not functional.

Doug Chabinsky asked about the proposed window material. Timothy Collins stated that these are not currently all-wood windows. They are proposed to be clad windows and it is unclear if there is an opportunity to swap out the window material.

In response to a question from Doug Chabinsky, Timothy Collins stated that the shed is proposed to have double doors, and these will face the northern side of the property.

Doug Chabinsky noted that the proposed dormer with the window lights in the top is out of character with sheds in the Village. This will be very visible. Timothy Collins stated that this is a preference but can be removed.

In response to a question from Martha Chabinsky, Timothy Collins stated that the double doors are currently spec'd as a composite material.

Tom Quinn stated that the shed windows and doors should be consistent with the requirements for houses. Martha Chabinsky agreed.

Nicole Crawford asked if there will be a ramp on the front of the shed. Timothy Collins stated that there will not.

Tom Quinn stated that this structure is proposed to be almost the size of a one car garage and will be highly visible. This is why the windows and doors should be all-wood. Doug Chabinsky stated that he agrees with the windows, but the Commission has allowed garage doors to be something other than wood, especially ones that are exposed to the weather. Martha Chabinsky asked if all-wood windows and doors are available through Reed's. Timothy Collins stated that they likely are.

In response to a question from Nicole Crawford, Timothy Collins stated that the intention is to paint the shed.

Doug Chabinsky stated that the Commission may prefer the shed if the dormer was removed, and the windows were all-wood. Timothy Collins stated that this would not be his preference but is not unreasonable.

**FINDINGS:**

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1. Non-contributing property
2. Highly visible from the public way
3. Window material needs to be all-wood, and the proposed dormer needs to be removed

**Doug Chabinsky moved to approve the application for a 12'x18' shed, provided that the dormer is removed and the windows visible from the road are all-wood with 5/8" muntins. Seconded by Tom Grella.**

**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye, Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

4. **CASE #: PZ17849-090823 – Michelle Huxtable (Owner & Applicant); 5 Old Jailhouse Road, PIN #: 017-072-000 – Request for approval to build a 12'x16' garden shed**

Doug Chabinsky read and opened the hearing.

**Tom Quinn moved to accept the application as complete and that there is no regional impact. Seconded by Tom Grella.**

**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye, Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

It was noted that the applicant was not available at this time. The Commission discussed tabling this item until the applicant was available.

**Doug Chabinsky moved to table this item to the end of the meeting or until the applicant was available. Seconded by Tom Grella.**

**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye, Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

**OTHER BUSINESS:**

1. Discussion of complaint re: sign and dumpster at 110 Boston Post Road, and Moulton's

Doug Chabinsky explained that the discussion is regarding dumpsters and signage at Moulton's Market and the apartment building. It was noted that the proponent for this item was not available at this time.

2. Adoption of the HDC Rules of Procedure

The Commission discussed the draft Rules of Procedure. Tom Grella asked that these be reviewed by Town Counsel.

**Tom Grella moved to table this item to the next meeting. Seconded by Tom Quinn.**

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**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye, Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

3. Minutes: August 17, 2023

**Tom Grella moved to approve the meeting minutes of August 17, 2023, as submitted. Seconded by Tom Quinn.**

**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye, Tom Grella – aye, and Nicole Crawford – abstain; Motion carried 5-0-0.**

4. Any other business:

Nicole Crawford noted that the proponent for the discussion regarding a complaint about a sign and dumpster at 110 Boston Post Road, and Moulton's, stated that he did not feel he should have to come to the meeting for a complaint, and that it is up to the Commission to enforce these types of items. Doug Chabinsky stated that it would have been nice for the proponent to be present in order to ask additional questions. He stated that he reviewed the dumpster at the apartment building and noted that it has limited visibility. He stated that he believes the signage should have been approved but it is unclear how long it has been there. In 2018, when Moulton's went before the Commission to replace the back loading door, there was a discussion regarding fencing in the dumpsters, but it was noted that the dumpsters are part of the Town's easement right of way and so they could not be fenced in. The new owners have new dumpsters and are doing a much better job of keeping the trash contained. Doug Chabinsky asked how the Commission feels about the dumpster at the apartment complex.

Martha Chabinsky noted that, if a fence cannot be installed because of the right of way, there may be other fences in the Village that are also on that land. Doug Chabinsky stated that he is unsure on that, but the dumpsters at Moulton's are right on the edge of the roadway and a fence around them would border on the street. Martha Chabinsky asked why the dumpsters cannot be fenced in on the right of way. Doug Chabinsky stated that this is unclear. Tom Quinn asked why dumpsters are allowed on the Town right of way. Martha Chabinsky assumed that this could be because there is no other place for them on the property.

Tom Quinn stated that he has heard a few complaints regarding the apartment dumpster, as it is emptied very early in the morning. Doug Chabinsky stated that this is not within the Commission purview. He asked if the Commission could inform the owner to request the trash company not to come so early. Nic Strong stated that this can be requested, but most trash companies have a set route, and this is not a Town issue. Doug Chabinsky stated that a noise ordinance in Town could alleviate some of these issues.

Martha Chabinsky stated that a fence would be more pleasing, but this would have to be done by the owner. Tom Quinn stated that, if the Commission is going to ask the apartment to screen their dumpster, then Moulton's should be asked as well. Tom Grella suggested screening and



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moving the sign closer to the dumpster. The Commission agreed to request the apartment owner to make those changes through the Building Inspector.

Doug Chabinsky asked who to discuss the issues at Moulton's with. Nic Strong suggested that DPW could be involved, as this is a Town right of way. She agreed to contact the DPW Director on this item and ask the Building Inspector to contact the owner of the apartment building and ask them to screen the dumpster and move the sign further back to be less visible from the road.

Martha Chabinsky asked if there has been any progress made on the enforcement items of concern previously discussed by the Commission. Doug Chabinsky stated that the Building Inspector is in the process of drafting letters that he will then track.

Doug Chabinsky asked for public comment at this time.

Linda Kaisr asked about the adoption of the HDC's revised regulations and if there had been any other discussion with the Town Attorney about the "shalls" and "wills". Doug Chabinsky explained that the regulations had been reviewed and were now adopted.

Linda Kaiser, 6 Manchester Road, stated that the Moulton's dumpsters have been ugly for years. Moulton's could install a fence and create a mural on it by the Town's school children. Doug Chabinsky stated that this would be temporary and would not impinge upon a right of way.

Linda Kaiser stated that she is unsure of the rules regarding temporary fencing, but there are still tarps up between her property and an abutting property. Doug Chabinsky stated that he noticed this and will speak to the Building Inspector about it.

Linda Kaiser stated that she reviewed the tax map from the Nashua Regional Planning Commission and the Masotto's [abutter] drawings. There are very different lines on these two documents when siting the buildings. Linda Kaiser stated that her deed states that the line from Manchester Road up to the corner of the abutter's property is 143' but other records in the Town show 133'. It is unclear which marker Meridian Land Services used when they created the Masotto drawing, as the distance is not the same as on other documents. She has not reviewed the underlying deeds to see when that lot was carved out. A survey should have been done before this was brought before the Commission. Doug Chabinsky noted that these are valid concerns.

**2. CASE #: PZ17837-090523 – Christina Ferrari & Timothy Yarnall (Owners) & Crossroads Contracting – Josh Bishop (Applicant); 5 School Street, PIN #: 017-080-000 – Request for approval to demolish and removal of failing rear building structures and reconstruction of building assemblies.**

**Tom Grella moved to untangle the 5 School Street discussion. Seconded by Nicole Crawford.**

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**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye,  
Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

The Commission reviewed an e-mail from the engineer stating their recommendation regarding the repair/replacement of the foundations, with attached drawings. Martha Chabinsky asked about the report regarding the existing foundation. Tom Quinn agreed that he wanted information regarding the problem and why it needs to be replaced. Josh Bishop stated that information is not included in this email but can be obtained and sent to the Commission.

Tom Grella noted that, after approval of this application, demolition could still take approximately a month or so. The Commission could receive the information within that time. Doug Chabinsky suggested that the Commission could approve the demolition of the wooden structure only at this time. Tom Grella stated the same could apply to the garage. Timothy Yarnall noted that it is yet unclear how much of each foundation will need to be removed, as this is a complex demolition project. It is unclear yet how strong some of the existing walls are. He does not want to sign off on items that are yet unknown.

Doug Chabinsky suggested tabling this until October 19<sup>th</sup> in order to receive the documents requested by the Commission. The material proposed seems to be acceptable, but there is a concern regarding razing this piece of history. He noted that the rotting clapboard areas would need to be replaced. The brick portion predates any of the clapboard material, but both offer some significance. Due to the visibility and significance of this building in the Village, it will benefit everyone in the long run to table this in order to resolve any questions. The Commission would like to speak with the engineer directly, if possible. Josh Bishop stated that the hope was to begin this work by November 1<sup>st</sup>.

Josh Bishop asked about approval for the demolition of the garage, while tabling any other demolition on the application until hearing from the engineer. The Commission agreed that this was reasonable.

**Doug Chabinsky moved to approve the demolition and reconstruction of the garage and table any other decisions regarding demolition and rebuilding of the rest of the structure to October 19, 2023, at 7pm, at Town Hall. Seconded by Tom Quinn.**

**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye,  
Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

The Commission retook discussion on the 5 Old Jailhouse Road item.

**Doug Chabinsky moved to table the 5 Old Jailhouse Road application to October 19, 2023, at 7pm, at Town Hall. Seconded by Tom Quinn.**

**Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye,  
Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**

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Mike Emond addressed the Commission regarding Dunlop Farm at 141 Amherst Street. He explained that he recently purchased the farm, and the intention is to put horses back on it. The current fencing has some rotten timbers. He asked if the point of the non-contributing zone is to appear the same as the contributing zone. Doug Chabinsky explained that vinyl siding would not be allowed on a 1920s house in the Village. Clapboard siding or Hardy board could be considered. Materials should keep the nature of the Village consistent.

Mike Emond stated that he did not read about any accommodations for agricultural properties. For example, the farm currently has metal bar gates on the stalls which is not historically accurate but is an internal need. These are visible from the public way. Doug Chabinsky noted that the Commission would likely not make someone replace those with something appropriate to the 1920s, but instead replace it in kind. Mike Emond asked about materials that are no longer available, such as all-wood garage doors. Doug Chabinsky stated that this is considered on a case-by-case basis. The Commission tries to be reasonable and flexible. The regulations provide guidelines but are not one-size-fits-all.

Mike Emond asked about submitting an application with different options included for changes to the property. Doug Chabinsky stated that the Commission encourages conceptual discussions with applicants. Mike Emond stated that he needs to get horses into the property before winter and fences need to go in before the ground freezes. Doug Chabinsky suggested addressing the initial concern regarding fencing at the next meeting, in order to get it taken care of more quickly. Mike Emond stated that he would also like to discuss adding onto the barn manager's apartment in the back of the property. He asked about having to paint the fence. Martha Chabinsky noted that other recent applicants were made to paint their fences. Doug Chabinsky stated that there is a difference between properties in the center of the Village common and pressure treated fence on a farm. Martha Chabinsky stated that this farm is not that far out of the Village.

In response to a question from Doug Chabinsky, Linda Kaiser stated that her paddock fencing is not painted.

Martha Chabinsky stated that she believes this should be applied for before more discussion takes place.

Doug Chabinsky stated that there is a difference between a picket fence and a paddock fence. There are other instances of fences that are not painted and closer to the center of Town than this. Martha Chabinsky stated that these are not composite fences. Doug Chabinsky explained that this owner has stated that, if he has to paint his fence, he would rather go composite.

Linda Kaiser suggested a rail steel fence that looks like painted wooden fencing, but this is quite expensive.

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471 Doug Chabinsky stated that he believes a non-painted fence would be better than a composite  
472 fence and would become less visible with age. Tom Quinn stated that the regulations are not  
473 specific when it comes to equestrian requirements for fencing.  
474

475 Mike Emond stated that he would submit an application to the Commission for its next meeting.  
476 He asked if an owner could get credit for correcting something on the property that is out of  
477 spec. Doug Chabinsky stated that no credit is given, per se, outside of the Commission's thanks.  
478 Each item will be reviewed separately.  
479

480 Mike Emond stated that he spoke with the Building Inspector and was told that a replacement in  
481 kind could be carried out. Doug Chabinsky stated that a repair of fencing can be completed, but  
482 installation of a half mile of fencing would require an application.  
483

484 **Doug Chabinsky moved to adjourn the meeting at 9:01pm. Seconded by Tom**  
485 **Quinn.**

486 **Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Tom Quinn – aye,**  
487 **Tom Grella – aye, and Nicole Crawford – aye; Motion carried 5-0-0.**  
488

489 Respectfully submitted,  
490 Kristan Patenaude  
491

492 Minutes approved: October 19, 2023