

TOWN OF AMHERST
Historic District Commission

October 19, 2023

APPROVED

In attendance: Doug Chabinsky – Acting Chair, Martha Chabinsky (remote), Tom Grella – Board of Selectmen Ex-Officio, Chris Buchanan, 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.

Bill Glenn sat for Tom Quinn.

PUBLIC HEARINGS:

1. **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. *Continued from September 21, 2023.*

Doug Chabinsky read and opened the case.

Tom Grella moved to untable this item. Seconded by Chris Buchanan.

Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.

Michelle Huxtable was present and apologized to the Commission for missing the last meeting. She confirmed that she would like to continue the application to the next meeting to allow time for her to go to the ZBA first.

Chris Buchanan moved to continue this item to November 16, 2023, at 7pm, at Town Hall. Seconded by Bill Glenn.

Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.

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 remove failing rear building structures and reconstruct building assemblies. *Continued from September 21, 2023.*

Doug Chabinsky read and opened the case.

Chris Buchanan moved to untable this item. Seconded by Bill Glenn.

Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.

Doug Chabinsky noted that this item was previously tabled as there was concern regarding removing the existing brick addition, as there was some desire to retain this.

October 19, 2023

APPROVED

Nancy Nichols, structural engineer with Nichols Engineering, noted that, while maintaining the historical character of the house, the intention is to create a single elevation second story for the house. The second story is proposed to contain two bathrooms, a bedroom, and stairs. The first floor will contain a modern kitchen and will take up basically two of the existing additions and a portion of a third addition. This will consolidate the property. The existing main house is in amazing condition. This is very strong and serving the property very well, inclusive of the framing, foundation, brick walls, etc. This is due to the choice of materials, the design, and the workmanship. Unfortunately, the three additions are the opposite, and, based on the quality of construction, the materials, and the design, she believes these were "New Hampshire Connective Architecture," or shed built on shed, built on barn.

Nancy Nichols explained that the proposed addition will require ceiling clearances that are modern and meet the International Residential Code (IRC). The floors will need to support modern live and dead loads. The roof design will need to be improved for the health and longevity of the building and to support snow with insulation. There needs to be a sound foundation that goes below frost.

Nancy Nichols reviewed the existing conditions. She explained that the ceiling height at the base of a staircase inside the house is 6'. The ceiling height of the second level is only a little bit higher than that. The first level ceiling height is 7'3". These are much less than the requirements for current architectural standards. The second-floor slopes down 3" over 6'. The first-floor slopes down 3 3/4" inches over 6'. The code minimum is 0.3" over 6', so the existing building is 10-12 times the amount of slope allowable in modern construction. This is a consideration simply for safety of walking. The sloping is occurring because the floor joists are very light. These are 6", and widely spaced. The joists are supported by several beams, which themselves are poorly supported. These beams need to be very strong to support the brick above it. There is no way that the existing space allows for a beam of the adequate strength. On the main floor, at the kitchen side, the wall was probably originally brick, but it has been gutted out and converted into a cabinet, which has no framing in it. Underneath that cabinet, there is a stone masonry wall. This stone masonry wall has horizontal cracking and is in the process of failing.

Nancy Nichols reviewed the left exterior wall. She explained that the beams in this area do not line up. This portion of the building was not framed as post and beam, and it is quite haphazard. It looks as though there were two separate construction projects that resulted in this kind of framing.

Regarding the windows, Nancy Nichols stated that the upper floor is short, and the windows are tightly set in the wall. There is 18" from the floor to the sill and barely enough room for a beam above it. In order to achieve the necessary elevations for modern heights and to get the stairwell to the hall and the second floor at the same elevation, the second floor needs to be raised. Doing this means the windows also need to be raised. Those windows are on the brick

TOWN OF AMHERST
Historic District Commission

October 19, 2023

APPROVED

86 wall. This will require significantly modifying the exterior brick wall in order to raise the second
87 floor.
88

89 In response to a question from Bill Glenn, Nancy Nichols stated that the intention is to raise the
90 floor to the front half of the structure's elevation.
91

92 Nancy Nichols explained that there is a crawl space on the left side and a basement on the right
93 side of the existing structure. In the crawl space, there are little cobbles underneath the brick
94 wall, and the framing above is very light, with 2"x6" beams, 24" on center. One of the beams is
95 supported by a stack of rocks. The framing is very light, and the brick walls are basically sitting
96 on dry stack cobbles.
97

98 Nancy Nichols reviewed a test pit at the rear of the same wall. The cobbles in this area do not get
99 any larger as they go down. These should be a foot below ground surface. Typically, one would
100 see boulders that are 2'-3' in diameter and these are closer to 1' in diameter. The backfill soil is
101 loam, which is more like topsoil. She did not try to go any deeper than this, because a test pit any
102 further could cause damage to the wall. This area is more similar to the foundation of a shed. It is
103 not the foundation of a main home.
104

105 Nancy Nichols explained that the interior basement wall underneath the brick and kitchen
106 cabinetry shows horizontal cracking. The soil in the crawl space is higher than the soil in the
107 basement. The soil in the crawl space is pushing the wall into the basement, causing the
108 horizontal cracking. The masonry wall is basically pushing the shelving further into the basement
109 because the soil is acting strongly on the other side. This wall cannot continue to support the wall
110 in the kitchen.
111

112 Regarding the roof, Nancy Nichols explained that there is a surface transitioning over to the rear
113 of the currently non-weatherized building. The flow of water on the roof is heading down
114 towards the barn, and it pools in this area. This is a very poor roofing detail. The framing of the
115 roof looks like that of an old shed. The only reason this has not yet broken is because there is
116 little to no insulation, so the heat escapes and melts the snow off the roof. When modern levels of
117 insulation are added, there will be a tremendous amount of snow load, and this will crack. The
118 entire second floor is proposed to extend over the kitchen area. In order to do this, the roofing
119 over the current second story has to be raised in order to get stairs through. The framing will be
120 upgraded, and the roofing configuration will be improved, to deal with drainage and snow
121 concerns. The existing brick wall would be significantly modified if it was preserved, but it is
122 still sitting on a cobble foundation.
123

124 Nancy Nichols stated that one existing addition to the house is currently one story and will be
125 made into two. This will require second floor live and dead loads. This will require the addition
126 of more snow load with insulation. The existing framing on one side of the house is not able
127 to support the additional loads, of 100+ pounds per square foot more on the framing than it has
128 now.

TOWN OF AMHERST
Historic District Commission

October 19, 2023

APPROVED

Nancy Nichols explained that the house framing needs to be mostly or completely gutted in order to achieve the objectives. The addition framing needs to be razed and replaced to achieve the minimum ceiling clearances required by code, to provide the new roof, and to get the framing to the strength that it needs to be. The project will move the windows and the exterior brick walls to reach the floor elevations, meaning the filling and cutting of the brick walls. The project requires removal or replacement of the failed interior basement wall that has a horizontal crack which has historically been held up by the wood shelving. This project will need to address the foundation, as modern loads should not be on brick walls on a shallow cobble foundation with loamy backfill.

Bill Glenn explained that he understands why this is proposed, with the extensive reconfiguration needed to upgrade the foundation, but asked if there was any consideration as to whether this work could be done within the existing conditions. Nancy Nichols stated that this was absolutely considered but would not allow for a second-floor level. Timothy Yarnall stated that the original intent was to keep the brick portion of the house. The porch was also in a state of structural failure, but this was able to be retained, as it is a simpler structure. The engineering assessment of the structural strength of the building showed that the foundation does not support building on top of the existing brick structure and, even worse, it does not support the existing brick structure. The assessment is that it will fail eventually. It is not without reservation that permission is being requested to demolish that part of the house, but it does not seem feasible to save it. There is also a difference in the quality of craftsmanship between the original structure and the additions.

Chris Buchanan explained that the regulations state that buildings shall not be demolished or removed from their present sites except for good cause shown. In his opinion, after hearing the rationale for this from the structural engineer, this proposal may meet that standard. He evaluated what would happen if this building was not upgraded due to the owner's personal wants and if this would be better for the sake of historical preservation, but it sounds as though the building will eventually collapse if nothing is done. He noted that the regulations stipulate that electrical service lines should be underground whenever possible and asked if this could be an opportunity to place the conduit underground.

Bill Glenn had no additional questions or comments at this time.

Tom Grella asked if the granite piece on the top of the structure over the windows will remain or be moved up the structure. Nancy Nichols explained that, if the brick was proposed to remain it would be kept, but the intention is to remove the brick and replace it with cedar clapboard. Timothy Yarnall explained that the house currently has five windows on the second floor of the main structure. He believes that one of those windows was jammed in after the fact to add a bathroom. One restoration intention of this project is to restore this portion of the property to four over four windows, as the original structure likely had.

October 19, 2023

APPROVED

Martha Chabinsky had no additional questions or comments at this time.

Doug Chabinsky asked for public comment.

Will Ludt, Chair of the Heritage Commission, asked that, as with any demolition around Town, the owner take good photos and accurate measurements of the as-is condition.

There was no additional public comment at this time.

FINDINGS:

- 1) Significant, Contributing property, highly visible
- 2) Proposed addition is significant and seeks to demolish the rear portion of the structure and reconstruct as an addition, per Article 4
- 3) Proposed addition includes the removal of the brick structure, redoing the foundation, building a wood frame and clapboard-sided addition to mimic the style of the original house, including the roof set below the original roof, and the main house remaining
- 4) Property is #80 on the National Register and was built in 1806. The building type is Center Hall/Federal, and it was the Farmers Bank building, a two-story brick building with a hip roof
- 5) Left untouched, the structure will likely fail in some time

The Commission discussed bringing the utility underground to the site. The builder for the project agreed that the owner would consider this with the utility company.

Doug Chabinsky moved to approve the proposal, including demolishing the existing structure and rebuilding with the plans that have been approved, documenting the existing structure both photographically and with measurements and submitting those to the Heritage Commission prior to the demolition, with consideration of running utility service lines underground. Seconded by Chris Buchanan.

Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.

3. **CASE #: PZ17910-092023 – Ian & Megan Murray (Owners & Applicants); 2 Steeple Lane, PIN #: 019-018-001 – Request for approval to remove current black shingled roofing and replace with charcoal gray standing seam metal roofing.**

Doug Chabinsky read and opened the case.

Chris Buchanan moved that the application is complete and there is no regional impact. Seconded by Tom Grella.

Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.

TOWN OF AMHERST
Historic District Commission

October 19, 2023

APPROVED

Megan Murray, owner, stated that there was an original desire to move from the current asphalt shingle roof to a metal roof. In between there were some mitigating circumstances that took precedence. These have been addressed and the metal roof is now being sought. There are likely several layers of asphalt shingles on the roof that would have to be removed and a standing seam metal roof installed in its place.

Bill Glenn asked if anything has changed since the applicant first submitted the application for the standing seam metal roof to the Commission. Megan Murray stated that only fixing of other pressing, emergent issues, which were addressed. While she is unsure the age of the roofing, the house was built in 1969. The intention with the metal roof is to lessen the snow load, and potentially entertain a future opportunity to install solar.

Chris Buchanan stated that he remembers this original application and had no further questions or comments.

Tom Grella and Martha Chabinsky stated that they had no questions or comments.

FINDINGS:

- 1) Non-contributing property, built in 1969
- 2) In March of 2016, the Commission approved a metal roof which was never installed
- 3) Other Findings from the original approval include:
 - a. Non-contributing property
 - b. Side yard faces Jones Road which is the defining boundary for the Historic District
 - c. Due to the angle of the house, the view of this proposal will not be significant

Chris Buchanan moved to approve the application, as submitted. Seconded by Tom Grella.

Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.

Doug Chabinsky noted that there is an outstanding application fee which needs to be paid before the approval letter will be formally given. Megan Murray acknowledged this.

4. **CASE #: PZ17954-092923 – Elisabeth & Matthew Larson (Owners) & Eric Freeman (Applicant); 11 Carriage Road, PIN #: 017-019-000 – Request for approval to remove and replace the front door due to disrepair.**

Doug Chabinsky read and opened the case.

Chris Buchanan moved that the application is complete and there is no regional impact. Seconded by Tom Grella.

October 19, 2023

APPROVED

Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.

Doug Chabinsky noted that there are outstanding application fees for this item as well. Matt Larson, owner, acknowledged this item.

Matt Larson explained that his property contains an old wooden door that air travels through and the intention is to replace it. This will be replaced with a wood door. There are currently five side lights on either side of the door, and these will also be replaced to have the same look. The side lights will be simulated divided lights. There are currently storm windows on those side lights which will be removed, along with the existing storm door on the front door, as these are not historically accurate.

Doug Chabinsky asked about the thickness of the grill on the door. Matt Larson noted that many of the grills on the property are either 7/8” or 5/8”. Doug Chabinsky noted that, due to the era of this house, the grills are likely 5/8”. He asked if the grills in the new items would match the existing house. Matt Larson stated that he believes some of the existing front windows are 7/8”. Doug Chabinsky stated that he does not believe this is correct. Matt Larson stated that he would check on this and that the new grills will match the existing measurements. Doug Chabinsky asked that this be made clear when the applicant returns to pay the outstanding fees.

Chris Buchanan stated that he believes the proposal will improve the facade of the building and reduce anachronistic metal. He noted that the existing lanterns on either side of the door are actually not consistent with the building itself. If the applicant would like to change these in the future, there are some lantern designs for consideration in the regulations. Matt Larson stated that he would be open to changing them.

FINDINGS:

- 1) Property was built in 1810
- 2) National Register # 19. Property is a Center Hall Federal Greek Revival, the Reverend Jeremiah Bernard House
- 3) Very visible and prominent in the Village
- 4) Removing the storm door to see the wood is an improvement
- 5) Removal of the storm door and windows is consistent with the regulations Section 10.4 and the reduction of anachronistic metal

Doug Chabinsky moved to approve the replacement of the door and side lights, pending verification of the muntin thicknesses on the windows on the front of the house and that the side lights match what is existing. Seconded by Chris Buchanan.

Discussion:

Matt Larson asked what he should do if the existing windows are not 5/8”. He asked what he should do if the side lights and the windows are different widths. He would

October 19, 2023

APPROVED

300 **prefer to match the existing windows. Chris Buchanan asked if any of the windows**
301 **are original to the structure. Matt Larson stated that they are not. Doug Chabinsky**
302 **suggested that the owner submit the measurement information and Staff and the**
303 **Commission will help to work through this.**
304

305 **Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan –**
306 **aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.**
307

- 308 5. **CASE #: PZ17955-092923 – Michael Emond (Owner & Applicant); 141 Amherst**
309 **Street, PIN #: 005-017-000 – Request for approval to install replacement fencing, barn**
310 **manager apartment expansion, stable barn door replacement, arena viewing room and**
311 **solar roof on back side of arena.**
312

313 Doug Chabinsky read and opened the case. He asked about the proposed solar roof. Michael
314 Emond stated that he has switched this to a generator instead of the solar roof on the back side of
315 the arena, after discussion with Tom Quinn.
316

317 **Tom Grella moved that the application is complete and there is no regional impact.**
318 **Seconded by Chris Buchanan.**

319 **Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan –**
320 **aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.**
321

322 Michael Emond explained that one part of the proposal is for a traditional utility fence. This is
323 for livestock, not a decorative item. The proposal is for a traditional wooden post and four slat
324 construction. Wear and tear is a pretty high for these fences, so the construction keeps that in
325 mind. Towards the back of the property, he does not have a preference, but it has been mentioned
326 that a post and wire fence against the wood line would not stand out. Those fences are typically
327 four strand, with two hot in the middle and one on top. It is estimated that in total there would be
328 3,200' of fencing. He would like to install it before the ground freezes.
329

330 Doug Chabinsky noted that the applicant is proposing a board fence up to the wood line and then
331 wire fencing around the back side to the other side of the wood line, and then back to the board
332 fence. Michael Emond stated that he is willing to keep this all-wood slat if the Commission so
333 chooses. The priority is to keep the horses in. The back part of the property would be a perimeter
334 fence, if the horses were to escape or break through the primary enclosure.
335

336 Bill Glenn asked about the horses jumping over the fence. Michael Emond explained that the
337 fencing is 5' tall with wire 16th of an inch in diameter. The horses know the fence is there and
338 hot.
339

340 Chris Buchanan asked about a split rail fence for the property. Michael Emond explained that the
341 property previously had a split rail fence. He hired New England Farm and Fence, which does

TOWN OF AMHERST
Historic District Commission

October 19, 2023

APPROVED

livestock fencing, and it was explained to him that a 5' split rail fence can no longer be obtained that would last longer than a year due to materials.

There were no additional questions regarding the fencing.

Michael Emond explained that he is looking to hire a full-time professional barn manager to live on the property year-round. This would likely be someone who has managed a larger farm and is looking to downsize. This farm is nine stalls. The current apartment is too small by today's standards to attract a professional manager. Additional living room would be critical in attracting somebody of this caliber. The proposal will remain under the 800 s.f. threshold. The intention is to keep the exterior of the apartment to match the existing property. Doug Chabinsky agreed that if the existing house is clapboard sided, the apartment should be the same.

Michael Emond explained that the intention is to order windows from Currier to match the existing windows. The proposed trim and roof will also duplicate the existing structure.

In response to a question from Doug Chabinsky, Michael Emond stated that one of the existing garage bays is proposed to be used as a mudroom/utility room by cutting down one of the garage doors. Doug Chabinsky asked if the remaining bay will be widened a bit. He suggested making sure the bay is large enough to fit a vehicle. Michael Emond stated that the bay is likely not large enough to put a vehicle in but could be used for equipment.

There were no additional questions regarding the apartment.

Michael Emond addressed the stable doors. These are massive and tend to be brought down if they are not on rails. This leads to convenience issues. The intention is to replace those. The muntins on these are not as small as on a house. Doug Chabinsky noted that this is not a house. The property was built in the early 1900s. The Commission is reviewing if the style proposed is appropriate. These need to be structurally sound so there is some flexibility. Michael Emond stated that the framing is proposed to be white with wood inserts in forest green. Doug Chabinsky noted that the Commission does not control color.

There were no additional questions regarding the stable doors.

Michael Emond addressed the proposed Dutch doors on the sides of the barn. These will be built in the same materials and come with their own steel frames already hinged in. These are built only for the horse stables. There are bars over the windows to prevent the horses from hurting themselves on the glass. The intention is to install one on each of the nine stalls.

There were no additional questions regarding the Dutch doors.

Michael Emond addressed the proposed arena viewing room. This is a simple structure to allow people to access the outside without going through the arena. The front is a pole barn

TOWN OF AMHERST
Historic District Commission

October 19, 2023

APPROVED

construction. There will not be a frost wall. This is proposed on the same materials with the same windows. There will be a false door.

There were no additional questions regarding the arena viewing room.

Doug Chabinsky explained that the intention is to fence in a small run for each one of the horses so they can be let out when needed. This leads to some of the additional fencing that does not currently exist.

Michael Emond explained that backup power is important on a farm for residential comfort and getting water to the horses. The proposal is for a generator with an underground propane tank to power the whole property. The generator and propane tank would be located in back of the barn manager's apartment, essentially shielded from any public view and to buffer the sound.

In response to a question from Bill Glenn, Michael Emond stated that he originally considered solar due to it requiring less maintenance, but he is fine with a traditional generator.

There were no additional Commissioner comments or questions at this time.

FINDINGS:

- 1) House was built in 1925 and is listed on the Town website as a Contributing property, but is listed erroneously in the Historic District Preservation Survey as a Non-contributing property in the expanded district
- 2) Property is #121 on the National Register
- 3) The outbuildings (barns, garage) are Non-Contributing
- 4) Proposed items, including fencing, the addition to the barn manager apartment, modifications to the arena, and the doors, will be made of all natural materials and will match the existing materials of the existing structures
- 5) The visibility of the most prominent change proposed is the fencing, but this will be natural wood and will fade into the background. The barn manager's apartment has no public view, the modification to the arena has a limited public view, but the distance is approximately 300' from the public way to the arena
- 6) Proposed use of the wire fence will blend in and not be visible.

Chris Buchanan noted his opinion that he believes it is a shame to lose all of the split rail fencing on the property, as it adds ambience, but if it is not possible to retain, then this is accepted.

Bill Glenn moved to approve the application, as submitted. Seconded by Tom Grella.

Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.

OTHER BUSINESS:

TOWN OF AMHERST
Historic District Commission

October 19, 2023

APPROVED

- 428
429 1. Adoption of the HDC Rules of Procedure
430

431 Tom Grella asked if these have been reviewed by Town Counsel. Nic Strong stated that they
432 have been.
433

434 **Doug Chabinsky moved to accept the Rules of Procedure. Seconded by Chris**
435 **Buchanan.**

436 **Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan –**
437 **aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.**
438

- 439 2. Minutes: September 21, 2023
440

441 **Tom Grella moved to approve the meeting minutes of September 21, 2023, as**
442 **submitted. Seconded by Doug Chabinsky.**

443 **Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan –**
444 **abstain, Tom Grella – aye, and Bill Glenn – aye; Motion carried 4-0-1.**
445

- 446 3. Any other business:
447

448 Nic Strong explained that the Commission applied for a CLG grant in 2022 and one was
449 awarded, although less than hoped for. Next an RFP was put out for interested companies. This
450 was sent specifically to both the Preservation Company, as they previously completed the survey
451 for the District, and also the company that the commission has thought highly of for the design
452 guidelines from other communities, the Preservation Design Partnership, LLC. The Commission
453 only received back one application from the latter company, with an estimated cost of \$50,000.
454 The grant awarded was for \$24,150. There are two options to consider. The company could be
455 asked about potentially phasing the project and the Commission could apply for future rounds of
456 grant funding to complete it, or the Commission could use the existing grant and use some funds
457 from this year's budget and request more money from the Town during the next budget cycle.
458

459 Doug Chabinsky asked what will be received for \$50,000. Nic Strong explained that this is
460 included in the proposal, which the Commission should review.
461

462 Chris Buchanan noted that this is the company that completed regulations for Exeter,
463 Portsmouth, and Rye. Currently, Amherst has regulations, but the design guidelines take the
464 regulations and give specific options, examples, and guidance for applicants for how to interpret
465 the regulations and implement things consistent with historic rehabilitation.
466

467 Doug Chabinsky noted that all of this information for the three towns already exists. He asked
468 why it cannot just be made to match Amherst's regulations. Chris Buchanan stated that he has
469 previously used some information from those towns to inform Amherst's regulations, but this
470 will never be as comprehensive. Nic Strong explained that this is a time-consuming process. The

TOWN OF AMHERST
Historic District Commission

October 19, 2023

APPROVED

company would base this work on photographs of this community, instead of lifting from another. Chris Buchanan noted that the company takes the images and converts them into drawings, and schematic items.

Doug Chabinsky stated that he will need to review the proposal. He asked if something with this much detail or minutiae is needed for residents. Nic Strong stated that this could be a conversation to have with this particular provider, bearing in mind that they were the only ones to answer the RFP.

Doug Chabinsky agreed that design guidelines are needed, but he is not sure it is worth the cost.

Chris Buchanan explained that months ago he asked about the status of the colonial post lanterns that were approved for purchase and installation in 2019. Since then, he checked with Town Administrator Shankle and it appears that the lanterns were purchased, quoted, and prepared to be ordered for installation in early 2020, but went by the wayside. Town Administrator Shankle's advice was for the Commission to communicate with the DPW. Doug Chabinsky agreed with determining the status of this project and trying to get it completed.

Chris Buchanan noted that the Town currently uses 55-gallon oil drum type canisters for trash cans in the Village. He asked if the Town has ever considered other types of receptacles. Doug Chabinsky suggested that Chris Buchanan bring in a few examples for the Commission to review. Tom Grella suggested presenting the options to DPW for inclusion in a future budget.

**Tom Grella moved to adjourn the meeting at 8:42pm. Seconded by Chris Buchanan.
Roll Call Vote: Doug Chabinsky – aye, Martha Chabinsky - aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Glenn – aye; Motion carried 5-0-0.**

Respectfully submitted,
Kristan Patenaude