

1 Town of Amherst, New Hampshire
2 **Historic District Commission**
3 **Minutes**
4 **October 15, 2015**
5

6 The Amherst Village Historic District Commission met on **Thursday, October 15, 2015 at 7:00 pm** in the
7 Barbara Landry Meeting Room, 2nd floor, Amherst Town Hall, 2 Main Street, Amherst, NH 03031.
8

9 In attendance were Jamie Ramsay, *Chair*; Sue Clark, *Secretary*; Tom Grella, *Board of Selectmen*
10 *Representative*; Sally Wilkins, *Planning Board Representative*; Helen Rowe, *Alternate*; Doug Chabinsky;
11 Bruce Fraser; Larry McCoy, *Alternate*
12

13 Jamie called the meeting to order at 7:03 pm. Jamie stated that if there were no objections from
14 Commission members, he would like to adjust the agenda and have "New Business" cases present first.
15 There were no objections.
16

17 NEW BUSINESS
18

19 **CASE #: PZ6650-092215 – Carol Pelletier – 13 Foundry Street-PIN #: 017-036-001 – Request to change**
20 **garage door from (2) 7'x9' openings to (1) 7'x16' opening & to extend rear porch to edge of garage.**
21

22 Present: Carol Pelletier
23

24 *Jamie recused himself from deliberations for this case as he was the builder of this home. He requested*
25 *that Sue act as Chairman.*
26

27 Ms. Pelletier stated that Jamie built her home and was very happy with the construction. She said that
28 she recently purchased a much larger vehicle making the turning radius difficult to maneuver into the
29 garage. She requested approval to eliminate the (2) garage openings and enlarge it to (1) 7'x16'
30 opening. She provided photos and material specifications of the proposed Fimbel garage door. She
31 stated that the construction will require stronger and heavier beams plus reinforcements on both sides
32 to do the job.
33

34 Sally questioned whether the new door will be wooden. Ms. Pelletier stated it will be an insulated
35 fiberglass door which is the same style door that is currently there. Doug stated that he sees nothing
36 wrong with this since it is the same style door.
37

38 Sue questioned whether the Commissioners wanted to vote separately on the two issues before them.
39 The Commissioners agreed to vote separately. Hearing no other comments or concerns regarding the
40 request for a new garage door, she called for findings.
41
42

43 FINDINGS:

- 44 1. New construction.
- 45 2. Limited visibility.
- 46 3. Construction of style of door approved when house was constructed.

47
48 MOTION: Doug motioned to approve the garage door as presented in the application, Sally 2nd.

49 *VOTE: All in favor.*

50
51 Porch Roof: Ms. Pelletier stated that she would like to extend the end of the porch overhang mainly
52 due to safety concerns. She stated that the concrete pad gets very slippery during the winter months
53 and this overhang would provide shelter and protection for her. She provided photos and construction
54 specifications for the Commissioners to review. Sue stated that this would have zero visibility from the
55 road or to abutters. The Commissioners had no objections or comments.

56
57 MOTION: Doug motioned to approve the roof extension as stated in the application, Tom 2nd.

58 *VOTE: All in favor.*

59
60 Jamie explained that she could proceed with her building application with the understanding that it
61 would be at her own risk due to the 20-day appeal period.

62
63 **CASE #: PZ6654-092315 – Scott & Susan O’Connell – 3 Mack Hill Road – PIN #: 020-029-000 – Request**
64 **to construct a small porch addition on side door.**

65
66 Present: Scott O’Connell

67
68 *Tom recused himself from deliberations as he is an abutter to the property.*

69
70 Mr. O’Connell requested approval to build a 5’x10’ small porch addition on the side entrance of his
71 home. He stated that that area was “treacherous” when wet and a porch would rectify that situation
72 for them. He said it was a simple addition and will be using all natural synthetic products (i.e. concrete
73 footing, pressure treated wood for frame and decking, & cedar clapboard). The Commissioners
74 reviewed the sketch provided.

75
76 Sue stated that it would be a natural extension. Doug agreed and stated that the addition would be
77 hard to see. Sally questioned whether they would be removing the granite steps. Mr. O’Connell stated
78 “yes” because he felt the granite was not safe. Sally asked that the granite itself remain on site to
79 possibly be used elsewhere. The owner agreed.

80
81 Sue stated that this home was House # 144 on the National Registry of Historic Places. Hearing no
82 other comments or concerns, Sue called for findings.

83
84 FINDINGS:

- 85 1. Very limited public view.
- 86 2. Design as presented is appropriate in keeping with the architecture of the house.]

87 3. Materials meet all criteria for the District.

88
89 **MOTION:** Doug motioned to approve the application as presented, Sue 2nd. *VOTE: All in favor.*

90
91 Jamie explained the 20-day appeal process to the applicant.

92
93 OLD BUSINESS

94
95 **CASE #: PZ6517-082015 – Susan & Bill Durling – 16 Main Street – PIN # 017-008-000 – Request to**
96 **approve the replacement of a broken window and snap-in grids. *Work has been completed – tabled***
97 ***from September 17, 2015.***

98
99 The applicant(s) did not appear for the hearing for the second consecutive meeting. Deb stated that
100 she emailed the applicant, left a phone message at their home and mailed a copy of the October
101 agenda notice to their house. Jamie stated that the applicants are in violation of our HDC ordinance.
102 Doug stated that since they didn't show up, they should be liable for penalties.

103
104 Jamie agreed, however, he recommended a course of action that a registered letter be sent notifying
105 them they are in violation of the code and failure to comply may result in penalties against them and to
106 advise them that they need to appear before the HDC at their November meeting.

107
108 **MOTION:** Sally motioned to table this case until November 19, 2015, Doug 2nd. *VOTE: All in favor.* No
109 further action was taken.

110
111 **CASE #: PZ6350-071015 – P. Scott & Susan Adams – Courthouse Road – Joshua's Park, PIN #: 016-024-**
112 **005 – Request to create a community garden and a small accessory playground. *Continued from***
113 ***August 20, 2015.***

114
115 *Sally & Jamie recused themselves from deliberations as they are both members of the Amherst Land*
116 *Trust. Sue will act as Chairman for this case.*

117
118 **Present:** Gordon Leedy & Sally Wilkins; Amherst Land Trust members

119
120 Sue stated that this case was continued from August 20, 2015 when the Commissioners asked the
121 applicants to provide them with additional information and specifications on the proposed
122 construction items (i.e. shed, fence).

123
124 Mr. Leedy stated that since the meeting in August, they have added details to the plan. He stated that
125 the playground was coming along but that he was only present to discuss the details on the shed and
126 fencing. He provided plans for the Commissioners to review. Mr. Leedy stated that they were
127 proposing to have a bathroom facility inside the shed and the 42" three rail fence would be identical to
128 the house located at the corner of 122 Amherst Street and Courthouse Road.

130 Discussion continued regarding the type of fencing proposed. He stated that they didn't want to use
131 chain link – they were proposing to use black wire mesh to blend into the area. He said it would have
132 the same kind of reinforcement of heavy gauging which will be much more durable around the garden.
133
134 Mr. Leedy stated they were struggling with the roof pitch for the shed/barn and was open to any
135 suggestions from the Commissioners. He said that the shed was being proposed for 18x24', however,
136 it may become smaller in size later on.
137
138 Doug questioned whether the barn color will be red. Mr. Leedy stated that this is still open for
139 consideration but red would be fine. He said they preferred it not be white. Doug asked what was
140 driving the size of the barn. Mr. Leedy stated that they needed a sizable structure for a vestibule,
141 bathroom and 10' for storage, i.e. tool shed for hoses and garden instruments.
142
143 Sue questioned whether the Land Trust has kept Ms. Mary Lefebvre of 38 Courthouse Road in the loop
144 in terms of the parking lot plans that she was concerned about and raised at the August meeting. Sally
145 stated that they met with Ms. Lefebvre on site and she continues to be concerned about the parking
146 proposal. Sally stated that they will make every effort to screen the parking lot and doesn't anticipate
147 it will be utilized by a lot of people. She assured the Commissioners that they will maintain 10 spaces
148 only. She said she wasn't a fan of excess parking.
149
150 Bruce questioned whether there will be ball fields for organized sports. Sally stated "no". Mr. Leedy
151 stated that there will not be lighting installed other than maybe a motion light. He said the
152 approximate dimension of the grassy area is 60 or 70' across and 200' long – he said that wouldn't be
153 suitable for organized sports.
154
155 Sue asked where the Land Trust was in terms of the approval process with other boards. Sally stated
156 that the Historic District was the last board to meet with. She said they have received state and
157 Planning Board approval and the Board of Selectmen gave their support Tuesday night.
158
159 Sue questioned whether the sign they provided the HDC at their last meeting was the one they would
160 be using – she held it up for all to see. Sally stated "yes".
161
162 Mr. Leedy stated that they are proposing to have a dedication plaque – maybe a large rock or a granite
163 bench indicating that this area is "Joshua's Place". He said they are working with Amherst Recreation
164 who has given the Land Trust some attractive recommendations.
165
166 Mr. Leedy stated that he would be working with the Department of Public Works for curbing or a
167 separate walkway from the parking area.
168
169 Helen stated that she was thinking the address would be on Courthouse Road – Sally confirmed that it
170 would be.
171
172 Hearing no other comments or concerns, Sue called for findings to this shed and fence only.
173

174 FINDINGS:

- 175 1. #127 on the Registry of Historic Places.
- 176 2. Preservation of historical agricultural use on the property.
- 177 3. Maintaining Open Green Space.
- 178 4. Proposed barn is keeping within the historic buildings on the site.
- 179 5. Fencing is appropriate within that period.
- 180 6. Garden in keeping with fence guidelines of the HDC – necessary to prevent unwanted animals.
- 181 7. Proposed detail of both provides minimum obstruction of view.
- 182 8. Honoring of the family's name for the gardens.
- 183 9. No black paint on wire mesh fence.

184
185 Sue questioned how visible the playground would be from the road. Mr. Leedy stated that it would be
186 approximately 200' from the road and wants to keep it natural – no bright colors. Sally agreed – no
187 bright yellow. Mr. Leedy stated he would keep a “handle” on that. He also added that they designed
188 the park for emergency personnel to have full access to it and will be open only until dark – not a
189 nighttime place to go.

190
191 OTHER BUSINESS

192
193 Town Hall Lighting

194 Jamie expressed full support of the lighting for Town Hall. He stated that it had very demure lighting
195 and was a “fantastic” display. He stated that the HDC would discuss all applications on a “case-by-
196 case” basis in the future though.

197
198 Helen stated that the lighting was very subtle and soft and compliments the building. Tom added that
199 the financial estimate is complete and some of it will be donated. Jamie said it is all LED lighting for a
200 cost that is minimal. He said the sense of the Commissioners was that they were in full agreement
201 with the lighting. Sally abstained from discussion as she was not present during the lighting
202 demonstration.

203
204 110 Boston Post Road - Enforcement Update

205 The Commissioners reviewed a memorandum from Colleen Mailloux on the enforcement for windows
206 replaced without prior HDC approval. The memo was self-explanatory. Doug stated that this has been
207 a long haul and wanted to ensure that the office tracks the final replacement into next spring. Helen
208 agreed as there typically is no follow up in the past. Sally assured them that Colleen will follow through
209 with this.

210
211 Minutes:

212 August 20, 2015: Sally asked that line 116 be changed from “organic” look to “natural” look. The
213 minutes were approved as amended.

214 September 17, 2015: The minutes were approved as written.

215
216 2016 Historic District Meeting Calendar

217 Deb provided each Commissioner with the meeting calendar for 2016. Doug felt this was very helpful.

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5 Foundry Street – HDC Appeal to Zoning Board of Adjustment

Jamie reminded Commissioners that the ZBA will be hearing the appeal from abutters concerning this property. He encouraged members to attend. He stated that he would be recusing himself from deliberations as he is also a member of the ZBA. He stated that Doug will be speaking on the HDC's behalf. Sally stated for the record that she would not be attending the ZBA meeting as she voted against the HDC application.

Adjournment

Bruce motioned to adjourn at 8:20 pm, Doug 2nd. *VOTE: All in favor.*

Respectfully Submitted,
Debra A. Butcher