

43 **FINDINGS:**

- 44 1. Property will bring building more to its original state.
45 2. It is within the footprint of the original barn that was dismantled.
46 3. Appropriate mass and style for the house.
47 4. Visibility is obscured but it is visible – partial visibility.
48 5. Materials to be used are within design guidelines.

49
50 **MOTION:** Sally motioned to approve the application as revised, Sue 2nd. *VOTE: All in favor.*

51
52 Jamie explained the 20-day appeal process to the applicants and how the decision could be challenged.

53
54 **NEW BUSINESS:**

55
56 **Case #: PZ6346-070815 – Ulla Johnson – 4 Old Jailhouse Road, PIN #: 017-069-000 – Request approval**
57 **to replace picture window assembly with similar window assembly.**

58
59 Present: Ulla Johnson, homeowner; John Condon; Charles Nagy

60
61 Ms. Johnson explained that it was necessary for her to replace the window assembly (two large
62 windows) due to rot and needed replacement. She said that it was their intent to replace the windows
63 so they would look identical to what currently exists inside and outside. She stated that the windows
64 were replaced in kind approximately 30 years ago.

65
66 Sally questioned whether windows were available to match a 30 year old design. John Condon stated
67 they could and it would be constructed with all wood. Jamie stated that his concern was whether the
68 grids were removable. He said it would complete the look of the house and an opportunity to see if a
69 muntin system could be provided. He asked John Condon whether Marvin can do a non-removable grid
70 on the inside. Mr. Condon stated that he never heard of it and it was not in the literature. Jamie
71 stated that Marvin and Pella are great manufacturers of windows, however, the HDC could not dictate
72 who applicants should use.

73
74 Sue stated that this is a true replacement in kind application. Sally said that she didn't think it really
75 needed HDC approval. Jamie called for findings:

76
77 **FINDINGS:**

- 78 1. Window replacement is a replacement in kind application to an addition in 1970.
79 2. Contributing property – House number 66 on the National Registry of Historical Places.
80 3. House is visible.
81 4. Windows in disrepair.
82 5. Commissioners wanted the applicant to know that this window is not normally approved,
83 however, because it matched the rest of the house, the HDC approved the application.

84
85 **MOTION:** Doug motioned to approve the application, Tom 2nd. *VOTE: All in favor.*

86

87 **Case #: PZ6350-071015 –P. Scott & Susan Adams – Courthouse Road – Joshua’s Park, PIN #: 016-024-**
88 **005 – Request to create a community garden and small accessory playground.**

89
90 Present: P. Scott & Susan Adams; Gordon Leedy, Landscape Architect, Planning Board member and
91 representing the Land Trust; Sally Wilkins, representing the Land Trust and Planning Board member;
92 several abutters and interested parties were in attendance.

93
94 **For the record, Jamie Ramsay & Sally Wilkins recused themselves from deliberations on this case.**
95 **Jamie appointed Sue as Acting Chair.**
96

97 Gordon Leedy began discussion by stating that the Land Trust has been pursuing a site for a community
98 park and garden and began raising money to fund the effort for several months. He said that they
99 have been before the Planning Board and received site plan approval. He provided a photo of the
100 proposed sign to be erected. Mr. Leedy said that the site is 3.7 acres that wraps around an existing
101 house on Courthouse Road created when they subdivided land from a larger lot. He said the zoning
102 district is residential/rural within the Historic District overlay and the aquifer conservation and
103 wellhead protection district overlay. He reported that they are proposing to keep the garden in the
104 same location and will be primarily a community garden. He said that the entrance of the area will be
105 on Courthouse Road and will have a gravel parking area for a maximum of 10 cars and will have fruit
106 trees and screening to area neighbors. He said that they are proposing to build a storage shed that will
107 house a toilet for park users at the rear of the lot but not completely out of view. He said there will be
108 a buffer from Boston Post Road, however, there are wetlands towards the west side of the site. He
109 stated that they applied for, and received, a permit for wetland impacts. They will create an edge
110 using a two rail fence with a foreground of perennials and the Amherst Garden Club has committed to
111 assist. The paving will be soft – no asphalt or impervious surface, however, some fill will be required to
112 bring the grade up and tapered off especially around the playground area. He said it will fit into the
113 neighborhood and will be a community gathering place for all to enjoy in the Village.

114
115 Sally added that they were planning on putting in benches but no picnic tables. She said they were
116 going for the “natural” look. Sally stated that the garden will be in back with the fruit trees located in
117 the front.

118
119 Discussion followed regarding the materials used for construction items. Sue requested that the Land
120 Trust return to the HDC for structures. She said pictures of the fence would be helpful and would be in
121 keeping with our consistencies.

122
123 Mr. Leedy stated that he would be looking at the HDC for guidance on putting up a fence in order to
124 keep unwanted animals out. He said they were looking at a fence that would disappear in the
125 landscape and added that this would be an agricultural fence. Sally agreed and stated that they would
126 need to come back before the HDC with additional details. Mr. Leedy requested that the
127 Commissioners table discussion until their October 15, 2015 meeting which would provide them with
128 sufficient time to gather all the information on the structures.

129

130 MOTION: Sue motioned to table discussion to October 15, 2015, Doug 2nd. *VOTE: Voting in favor were*
131 *Tom, Sue, Doug & Jeanne.*

132
133 Sue opened up discussion to the audience for their comments and/or concerns.

134
135 Mary Lefebvre, 38 Courthouse Road - Ms. Lefebvre expressed support for this “lovely” project except
136 for the parking lot. She stated that she resides directly across the street and knows the area is very
137 wet and was very worried about traffic issues. She appreciated that natural screenings were being
138 proposed.

139
140 Another abutter expressed concerns about cars – he said the original plan was for 6 cars and now it
141 increased to 10 cars. He didn’t think the parking lot would be expanded. He said it sounds contrary to
142 what the Village theme focuses on. Sue stated that the entrance has not been decided upon. Sally
143 stated that the Land Trust is currently working with Public Safety. She said that Planning Board will
144 revisit if any plans get revised. Sue felt that Ms. Lefebvre should continue to be informed about the
145 parking lot.

146
147 Jeanne questioned whether the parking lot could be moved to the side of the lot. Mr. Leedy stated
148 that the lot was perpendicular to the road and 10 cars was a best guess as to how many would be
149 allowed. He said that times when 10 cars will be parked would be slim at best. Sally didn’t think
150 residents would all come at once.

151
152 Doug stated that this is more than just a community garden; it is a playground as well. He said that Ms.
153 Lebevre’s concerns were valid and those 10 spots could fill up quickly. Another abutter stated that
154 the area is too wet and could not support 10 cars.

155
156 **Case #: PZ6414-072815 – Rob Graybill – 2 Cross Street, PIN #: 017-090-000 – Request to replace**
157 **windows on upper floor and installation of a fence in the backyard.**

158
159 Present: Rob Graybill, homeowner

160
161 Mr. Graybill stated that he is proposing to replace four windows on the upper floor with Marvin
162 Ultimate double hung windows. He stated that the current windows are over 20 years old and in poor
163 condition with broken seals and cracked in several places. He said that these windows are not historic
164 to the home and were likely installed in the early 1900’s. He would like to replace them with all-wood
165 Marvin construction windows with an 8 over 8 muntin design.

166
167 Mr. Graybill also requested approval to install a small section of picket fence to provide a barrier and
168 privacy for his patio. He said small bushes are overgrown in the area of the fence. He stated that they
169 are looking to install (2) sections of all wood fencing to tie into the current fence and continue into
170 existing shrubs.

171
172 Jamie questioned whether there were any specifications on the windows. Sue stated that the
173 specifications would be exactly what are currently there. Jamie asked if the frame had two sashes into

174 the existing frame. Mr. Graybill stated that he planned on removing the existing windows and putting
175 in all new windows and frames. Doug recommended window specs would be a lot easier.

176

177 Jamie asked if the applicant could provide the Commissioners with the window replacement specs and
178 added that they could be provided by the window manufacturer. He said the Commissioners could
179 move forward with the fence. Doug agreed and asked for details which the HDC application calls for.
180 Sue questioned whether the applicant could email the specs directly to the Chair. Jamie stated that he
181 was uncomfortable with that.

182

183 Sally stated that she didn't want to hold up the applicant if it was only a sash replacement. Jamie
184 stated that if the applicant was replacing the exterior trim, the understanding was unclear and would
185 need to return to the HDC. Mr. Graybill stated that he is also floating the idea of installing skylights.
186 Doug recommended that he get some guidance on that. Jamie recommended that the applicant
187 obtain specifications through Marvin and submit them to the Office of Community Development and
188 Jamie will stop by and review.

189

190 Mr. Graybill summarized by stating that if he were to replace the windows in kind, that would be fine,
191 if not, he would return to the HDC. Doug stated that if he were to change the profile, yes, he would
192 need to return.

193

194 Hearing no other comments or concerns, Jamie called for findings in this case.

195

196 FINDINGS:

- 197 1. House # 99 on the National Register of Historic Places.
- 198 2. This is a contributing property.
- 199 3. Prominent public view.
- 200 4. Site is in keeping with HDC guidelines.
- 201 5. Waiting on further information on skylights as a replacement in kind.
- 202 6. Homeowner agrees to extend the fence section to the lilac section.

203

204 Sue asked that they keep the lilacs alive.

205

206 MOTION: Doug motioned to approve the application subject to the window style, skylights and fencing
207 and if the profile changes, the owner shall return to the HDC, Sally 2nd. *VOTE: All in favor.*

208

209 **Case #: PZ6463-080615- Ronnie & Amy Guptill – 120 Amherst Street, PIN #: 005-054-000 – Request to**
210 **remove and replace roof of main house and insulation.**

211

212 Present: Ronnie Guptill

213

214 Mr. Guptill explained that he is seeking approval to strip 3-4 layers of shingles from his roof and to add
215 3" of foam insulation and re-shingle. He stated that his current roof is leaking as a result of the heavy
216 snow received last winter which caused severe ice dams. He stated that he would be replacing the

217 shingles with identical shingles and trim. He said that the only difference will be with the fascia trim in
218 order to get three layers of insulation installed.

219
220 The Commissioners had no issues with the application.

221
222 MOTION: Sally motioned to approve the application, Doug 2nd. *VOTE: All in favor.*

223
224 Minutes:

225 June 18, 2015 – Sally motioned to approve the minutes of June 18, 2015 as written, Doug 2nd.
226 *VOTE: All in favor.*

227 July 16, 2015 – Sally motioned to approve the minutes of July 16, 2015 with some minor changes, Doug
228 2nd. *VOTE: All in favor.*

229 July 30, 2015 Special Session – Jamie requested to table the special session minutes of July 30, 2015 to
230 the September 17, 2015 HDC meeting.

231
232 Adjournment: Jamie motioned to adjourn at 8:45 pm, Doug 2nd. *VOTE: All in favor.*

233
234 Respectfully Submitted,
235 Debra A. Butcher

236
237