

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

5
6 The Amherst Village Historic District Commission met on **Thursday, January 15, 2015 at 7:00 p.m.**

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8 In attendance were Jamie Ramsay, *Chair*; Doug Chabinsky; Sue Clark, *Secretary*; Larry McCoy,
9 *Alternate*; Sally Wilkins, *Planning Board Representative*; Bruce Fraser; Christopher Hall, *Alternate*; Tom
10 Grella, *Selectmen's Representative*

11
12 Jamie called the meeting to order at 7:03 pm.

13
14 **Case #: PZ5759-121914** – Rand & Linda Peck, 92 Boston Post Road, PIN #: 017-060-000 – Request for
15 approval for construction of a shed.

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17 Present: Rand Peck, Property Owner

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19 Jamie began discussion by welcoming Rand Peck and reported that Mr. Peck has an application for the
20 construction of a shed to be placed behind the back of the garage. Jamie stated that a site walk was
21 conducted on January 10, 2015 and it provided the Commissioners with an interesting view across back
22 yards.

23
24 Mr. Peck stated that the proposed 13'x16' shed will be designed to have a "barn" appearance and will
25 be built perpendicular to and off the back of the existing garage. He stated that it will be well hidden
26 from view by a large maple tree, some arborvitaes and the garage itself and would have no impact on
27 the view from Boston Post Road. He reported that he has spoken with Meridian Land Services and
28 Colleen Mailloux of the Community Development office to ensure that he complies with all set back
29 requirements.

30
31 Mr. Peck said the barn will be of post and beam construction with vertical siding with sash style
32 windows. He said he would be using the barn for storage of his lawn tractor and other yard equipment
33 and will have a five foot work bench built in it. He stated that the interior floor will be pine.

34
35 Jamie questioned whether there will be an exterior door. Mr. Peck stated "yes" and that it would open
36 at the rear of the building. As an added feature, Mr. Peck stated that he would be traveling to Antrim,
37 NH to purchase some antique hardware to be used on the shed. He stated that the barn would have a
38 row of electrical outlets for his work bench. No insulation will be done inside the shed.

39
40 Jamie questioned whether the floor will be pressure treated lumber. Mr. Peck stated "yes". He said
41 that he would be digging (3) sonotubes for footings for the deck.
42

Tom questioned whether the fence will be put back after the construction is complete. Mr. Peck stated “no”, however, the fence is currently deteriorating and that it was his plan to take it down.

Chris stated that based on the drawings, the shed will match the rest of the house utilizing 6 over 6 windows.

Tom asked about the windows to be installed. Mr. Peck stated that there will be (2) sash windows built into the north wall and one into the east wall. He said that the window installed into the south wall will be tripled ganged and another window will fit into the peak of the gable.

For the record, Sally stated that she is recusing herself from this case as Wilkins Lumber will be the supplier of lumber.

Jamie stated that he attended the site walk and stated that the area was neat. He said that as you look to the south, you can see all the back yards of the house to the Church and was amazing to view lots of open space. Mr. Peck stated that he researches architecture and it was his idea to have everything connected.

Hearing no other comments or concerns from Commission members, Jamie asked for findings to this case:

1. Contributing Property.
2. Is House #56 on the National Register of Historic Places.
3. Size of structure proposed is suitable to the building.
4. Ridge pole is appropriate to the building.
5. Proposed structure is very simple – appropriate for a shed.
6. Minimal visibility.

MOTION: Doug made a motion to approve the application as submitted. Chris 2nd. *VOTE: Voting in favor of the motion were Jamie, Sue, Doug, Larry, Bruce, Chris & Tom. Sally abstained.*

REVISION TO AGENDA:

CASE #PZ5551-103014 – Ron & Amy Guptill, 120 Amherst Street, PIN #: 005-054-000
Present: Ron Guptill, homeowner; Brad Davis, contractor

Jamie announced that there has been a revision to the agenda tonight to add the property owner(s) of 120 Amherst Street. He stated the Commissioners initially heard, and approved, their application at their November 20, 2014. He said that the Commissioners were told that the existing building would remain intact for a kitchen renovation and only interior and exterior repairs would be made. However, upon a drive-by, it was discovered that the wing of the building had been completely torn down. He asked the homeowner to explain these actions.

Mr. Guptill explained that at the meeting in November, they requested approval to repair their falling front bricks, roof, portico and portico architectural posts as part of the renovation of their kitchen.

87 However, in the process of digging into the project and tearing off the plaster, the contractor
88 discovered that the kitchen wing had rotted boards, windows, failing plaster, failing vinyl flooring and
89 no foundation support. He stated that the frame to the building was “non-existing”. He provided
90 current pictures of the site to the Commissioners to view.

91
92 Contractor Brad Davis reported that there were at least five layers of shingles on the roof in disrepair.
93 Mr. Guptill described what was discovered and stated that the frame is currently sitting on the ground
94 and the sills and joists were completely rotted. Sally stated that she was surprised that the building
95 didn’t collapse and commented that the “project just got a whole lot bigger”. Mr. Guptill stated that it
96 took approximately “30 seconds” after his contractor discovered the issues involved to know what
97 needed to be done. He said what was found was very alarming to them.

98
99 Sally questioned what would be done with the front. Mr. Guptill stated that it would be the same as
100 proposed except the door would now be 10” higher. Sue thanked the homeowner and contractor for
101 coming in and updating the Commissioners on the project.

102
103 Sally asked whether the Commissioners needed to accept the revisions. Jamie stated that there is no
104 deviation to the original proposal and that the changes heard tonight were driven by necessity due to
105 substandard construction and he felt the repairs were completely justified.

106
107 MOTION: Jamie made a motion to accept the revisions as presented, Tom 2nd. *VOTE: All in favor.*

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109 COMPLIANCE WITH VIOLATIONS – DISCUSSION:

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111 A lengthy discussion occurred regarding the Town’s policies and procedures involving potential
112 violations that are brought to the attention of the Historic District Commission and what language is in
113 the notice generated to alleged violators by the Staff of the Office of Community Development in
114 requesting compliance.

115
116 MINUTES:

117 October 23, 2014 work session – Sally motioned to approve the minutes of October 23, 2014 as
118 written, Sue 2nd. *VOTE: All in favor.*

119 December 18, 2014 – Sally proposed some minor amendments and motioned to approve the minutes
120 of December 18, 2014 as amended, Sue 2nd. *VOTE: All in favor.*

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122 Hearing no other issues before the Commission, Jamie motioned to adjourn at 8:40 pm, Doug 2nd.
123 *VOTE: All in favor.*

124
125 Respectfully Submitted,

126
127 Debra A. Butcher
128 Recording Secretary
129 Town of Amherst
130 Historic District Commission