

Town of Amherst, New Hampshire
Historic District Commission
September 18, 2014

The Amherst Village Historic District Commission met on **Thursday, September 18, 2014 at 7:00 p.m.**

In attendance were Jamie Ramsay, *Chairman*; Tracy Veillette, *Vice Chairman*; Sue Clark, *Secretary*; Doug Chabinsky; Helen Rowe; Jeanne Rosenblatt, *Alternate*, Larry McCoy, *Alternate*, Tom Grella, *Selectmen's Representative*, Sally Wilkins, *Planning Board Representative*

Jamie convened the meeting at 7:00 pm.

Continuation of Case #5236-080114 – Dan & Jennifer Boggia, 24 Manchester Road, PIN # 020-033-000 – to replace all windows in living spaces and to remove trees.

Present: Dan Boggia, homeowner

Jamie stated that the hearing was continued from August 21, 2014 in order for the applicant to provide additional information concerning the exterior trim and door being proposed. Dan provided a sample of the PVC trim and passed it around for the Commissioners to examine. He stated that the windows proposed were 5/4x4 PVC surrounded with a PVC Historic Sill and the grilles would have a "simulated divided lite". He also stated that sidelights would be included with the door.

Dan reported that he was proposing to use PVC composite material. He stated that the trim elements/styles he was proposing were architecturally compatible with the home, however, the materials were modern. Jamie stated that this is a non-contributing property within the extended historic district. He stated that he was inclined to be in favor in the usage of these products, however, HDC approval would be considered on a case-by-case basis.

Discussion followed regarding the water table board. Jamie questioned whether the water table board would have a cap on it. Dan stated "yes". He stated that it would include a piece of continuous trim (1x10 or 1x12) with a small beveled cap to divert water away from the foundation. Doug stated that this would be an appropriate style.

FINDINGS:

1. The property is a non-contributing property.
2. The property is within the extended historic district.

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

Case # 5316-082614 – Clifford & Brenda Baird, 4 Davis Lane, PIN # 005-096-001 – Request for approval to construct a 10'x20' storage shed.

Present: Justin Holman, Contractor, Cedar Ridge on behalf of the owners Clifford & Brenda Baird who were traveling.

The Commissioners reviewed an email from abutter Gerald Zimmer who resides at 6 Davis Lane outlining concerns he had for the proposed location of the shed and the potential for water runoff to his property. Jamie stated that the concerns raised in Mr. Zimmer's email were "moot" for an HDC application and was more of a concern at the zoning level.

Sally requested that the applicant show the footprint of the property. Jamie stated that the applicant was required to meet the 20' side setback or else a variance from the Zoning Board would be necessary. Doug stated that the ZBA may require a surveyed plan. Sally said that there would be no reason to go before the ZBA to get a building permit approval. She questioned whether electrical work needed to be done. Justin stated "no". Sally questioned whether the Commissioners liked the aesthetics of the shed; members of the Commission did.

Justin stated that he would provide a surveyed plan with boundaries in place. Doug felt that the shed had minimum visibility from the road. Sally stated that this was an appropriate accessory structure for this lot.

Discussion followed regarding the windows. Jamie asked whether windows were being proposed at both ends of the entrance door. Justin stated "yes" and said that they would be single windows with grills to match the house.

FINDINGS:

1. The property is a non-contributing property.
2. There is minimum visibility from the road and abutters.
3. The shed is an appropriate accessory structure for this lot.

MOTION: Doug motioned to approve the proposal as stated, Tom 2nd. *VOTE: All in favor.*

Jamie provided an explanation of the 20-day waiting period for appeal. He stated that a Certificate of Approval was the starting point for the 20-day waiting period. Justin said he understood the process.

Case # 5324-082814 – Jim & Carolyn Quinn, 6 Courthouse Road, PIN # 018-044-000 – Request for approval to remove one sliding door and one existing window and install four (4) new windows in existing residence.

Present: Rolf Biggers, BMA Architectural Group; representing Jim & Carolyn Quinn

Mr. Biggers stated that his clients wished to remove a sliding door and window and install four new windows in the back of the home to accommodate the kitchen and allow for more natural light. He stated that this would have no impact on the outside and would be installed within the existing envelope. Mr. Biggers provided the window and trim specifications.

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88 Sally questioned whether the door was old. Mr. Biggers stated “no” but it was not a door to be
89 salvaged.

90
91 Jamie felt that the exterior was going to be improved and that this home was on the National Register
92 as house number 159.

93
94 FINDINGS:

- 95 1. The property is a contributing property.
96 2. There is no visibility to the street or abutters.
97 3. Windows were consistent with historic district guidelines.

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99 MOTION: Sally moved to approve the application as presented, Doug 2nd. *VOTE: All in favor.*

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101 Case # 5335-090314 – Town of Amherst DPW, Boston Post Road – Request for approval to extend
102 proposed sidewalk on west side of Boston Post Road by approximately 100’.

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104 Present: Bruce Berry, Department of Public Works Superintendent; Christine Redd, 119 Boston Post
105 Road

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107 Bruce thanked the Commissioners for allowing him to meet with them and provided drawings seeking
108 approval to extend the proposed sidewalk on Boston Post Road by 104’ additional feet between 119
109 Boston Post Road and the crosswalk at Cross Street. He stated that this would allow walkers to school
110 to come up Boston Post Road in a safe manner especially during the winter months when there is snow
111 and ice along the roadside. Bruce reported that he was approached by a resident concerned about
112 their children’s safety.

113
114 Mrs. Redd stated that she has three children and has serious concerns about their safety while walking
115 to school. She stated that traffic was high along this road and they needed a safe passage because cars
116 were traveling too fast and not stopping. She felt that sidewalk extension would add value to her
117 home as well as to the town.

118
119 Sally felt that this made perfect sense to her and supported the extension.

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121 MOTION: Sally motioned to approve the request, Doug 2nd. *VOTE: All in favor.*

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123 2014 Transportation Alternatives Program Grant – Amherst Village Sidewalks Project:

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125 Bruce requested Historic District support for a program grant for the proposed construction of
126 sidewalk along Mack Hill Road, Jones Road and New Boston Road to extend the existing sidewalk in the
127 Amherst Village to enhance safety:

128
129 Manchester Road – 600’

130 Mack Hill Road – 1580’

131 Jones Road – 2200’
132 New Boston Road 485’
133 Boston Post Road – 350’
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135 Bruce stated that he would need a letter of support to accompany the application by September 26,
136 2014. The Commissioners all agreed to support funding since the sidewalks were 100% in the Historic
137 District area. Jamie will write a letter of support on behalf of the Commissioners.
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139 August 21, 2014 Minutes: Doug motioned to approve the minutes of August 21, 2014 as written; Tracy
140 2nd. *VOTE: All in favor.* Sally abstained.
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142 The meeting adjourned at 7:55 pm.
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144 Respectfully Submitted,
145

146 Debra A. Butcher
147 Recording Secretary
148 Historic District Commission