



**Town of Amherst, NH  
Historic District Commission  
FINAL MINUTES**

**Barbara Landry Conference Room**

**Thursday, 15 November 2018, 7:00 PM**

*Historic District Commission members in attendance were: Jamie Ramsay, Chairman;  
Chris Hall, Vice-Chairman; Doug Chabinsky; Chris Buchanan; and Bill Rapf.  
Staff in attendance included: Gordon Leedy – Director of Community Development;  
Kristan Patenaude.*

**I. Call to Order**

Chairman Jamie Ramsay called the meeting to order at 7:11 PM.

*A MOTION was made by Chairman Ramsay and SECONDED by Mr. Chabinsky to table  
CASE # PZ10628-102518, 206 Boston Post Road, to the December 20, 2018 meeting.  
Voting: all aye; motion carried unanimously.*

**II. CASE #: PZ10614-102318 – Tim & Lee Kachmar – 15 Mack Hill Road, PIN #: 020-022-000 – Request for approval to install a whole house standby generator.**

Present: Tim Kachmar

Mr. Kachmar explained that the generator will be placed on the left side of the house in the middle of a tiered garden area. The generator will be a minimum of 3' from the house and will not be visible from the street due to how the garden tiers slope down.

In response to a question from Mr. Hall, Mr. Ramsay stated that the garage will obstruct the nearest neighbor's house from the generator. Mr. Kachmar also explained that the generator they picked is supposed to be a "quieter" one.

**FINDINGS:**

1. Contributing property
2. National Registry #149
3. No public view of the proposed generator

*A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Rapf to approve the application as submitted.*

33 *Voting: all aye; motion carried unanimously.*

34  
35 Mr. Ramsay explained to the applicant how the 30-day appeal process works, in case the  
36 Historic Commission's decision was contested by an abutter or other party of interest.

37  
38 **III. CASE #: PZ10628-102518 – Lizabeth Auth – 206 Boston Post Road, PIN #: 016-005-**  
39 **000 – Request for approval for the construction of a new property line fence – fence**  
40 **installed without prior approval from the Historic District Commission.**

41  
42 This Case was tabled to the December 20, 2018 meeting.

43  
44 **IV. CASE #: PZ10629-102518 – David & Margaret Salvas, 149 Amherst Street, PIN #:**  
45 **016-013-000 – Request for approval for the replacement of wood windows with new**  
46 **fiberglass composite and energy saving windows.**

47  
48 Present: David Salvas

49  
50 Mr. Salvas explained that the current windows are from 1946 when the house was built.  
51 They have degraded and there are issues with heat transfer in the house now. The front  
52 windows they plan to replace with wooden ones, but the back windows are not visible to  
53 the public. On the back windows some of the sills are rotted and have begun to leak into the  
54 bedrooms on the first floor. He hopes to replace the back windows with energy saving  
55 windows.

56  
57 In response to a question from Mr. Ramsay, Mr. Salvas stated that the windows will be  
58 white, just as they are now. The windows will appear the same, but he plans to remove the  
59 aluminum storms.

60  
61 **FINDINGS:**

- 62 1. Non-contributing property  
63 2. National Registry #134  
64 3. Public visibility of proposed window changes - minimal  
65 4. Current windows need to be replaced

66  
67 Mr. Buchanan explained to the Commission that, per Article 6 Section F, windows "shall"  
68 be retained/repared whenever possible. It seems that some of the windows on this property  
69 could be repairable. Mr. Ramsay stated that the windows, for various reasons, cannot be.

70  
71 *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Hall to approve the*  
72 *application as submitted.*

73 *Voting: all aye; motion carried unanimously.*

74  
75 Mr. Ramsay explained to the applicant how the 30-day appeal process works, in case the  
76 Historic Commission's decision was contested by an abutter or other party of interest.

78 **V. Other Business**

79  
80 Mr. Leedy addressed the Commission regarding the survey of the Historic District. He  
81 explained that there was a meeting with the selected consultant, members of DHR, and the  
82 Community Development Office. This was a wide-ranging discussion, covering the purpose  
83 of the survey, the time it will take, and the deliverables from the project. This meeting was  
84 videotaped and is available for viewing on the website.

85  
86 In response to a question from Mr. Chabinsky, Mr. Leedy stated that the project was awarded  
87 to the Preservation Company (Kensington, NH) due to being the most responsive and the  
88 most qualified. The survey will begin in the village next week, where photos will be taken  
89 from the street. After the fieldwork is completed, an assessment will be worked on using the  
90 character defining features of each property. The Preservation Company will then update the  
91 Commission on their findings in early spring.

92  
93 Mr. Leedy stated that, following the survey, the next step will be to look at the Commission's  
94 regulations to see if they need to be altered at all after establishing this baseline.

95  
96 The Commission discussed reorganization.

97  
98 *A MOTION was made by Mr. Buchanan and SECONDED by Mr. Rapf to keep the*  
99 *Commission's organization as it currently stands (Mr. Ramsay, Chair; Mr. Hall, Vice-Chair,*  
100 *Mr. Buchanan, Secretary).*

101 *Voting: all aye; motion carried unanimously.*

102  
103 In response to a question from Mr. Hall, Mr. Leedy stated that the Preservation Company  
104 will perform an assessment on all of the properties in the Historic District, including a few  
105 which are not currently listed as contributing but may actually be eligible.

106  
107 The Commission discussed including supplemental information from Katrina Holman on  
108 certain properties that may be important while conducting the survey. The group expressed  
109 interest in updating properties in the National Register at some point in the future.

110  
111 **VI. Minutes: October 18, 2018**

112  
113 *A MOTION was made by Mr. Ramsay and SECONDED by Mr. Hall to accept the meeting*  
114 *minutes from October 18, 2018 as submitted.*

115 *Voting: 3-0-2; motion carried. (CB, DC abstained)*

116  
117 *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Ramsay to adjourn the*  
118 *meeting at 7:50 p.m.*

119 *Voting: all aye; motion carried unanimously.*

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121  
122 *Respectfully submitted,*  
123 *Kristan Patenaude*