

**Town of Amherst  
Historic District Commission  
April 17, 2014, Minutes**

The Historic District Commission held its regularly scheduled meeting in the Barbara Landry Meeting Room of the Amherst Town Hall at approximately 7:00 p.m.

Members present: Chairman Jamie Ramsay, Vice Chair Tracy Veillette, Secretary Susan Clark, Selectmen's Representative Tom Grella, Planning Board Representative Sally Wilkins, Member Doug Chabinsky, Member Bruce Fraser, Alternate Chris Hall, Alternate Jeanne Rosenblatt, and Alternate Helen Rowe.

Members absent: Alternate Katy Kennedy and Alternate Larry McCoy.

**New Business**

1. Case #4887-032714 – Stephen & Diane Yurish – 10 Main Street, PIN# 017-086-000 – to replace existing glass doors with new panel and glass doors.

Steve Yurish, owner of Moulton's Store, explained that he was here to ask permission to replace the front two doors on the building. The doors are probably 25 years old and are ready to fall off. Instead of replacing the doors with commercial doors, they want to change them to something more pleasing that will fit in with the historic nature of the village. Unfortunately, commercial doors do not offer the same selection of design to choose from. The current doors are metal-framed glass doors.

Therefore, he is asking to put on doors engineered for residential use because of their style. He further is asking that if the residential doors do not hold up and need to be replaced within five years that he be allowed to return to the commercial grade design, currently a design not allowed in the District. He is asking that his grandfather status of the old doors be honored if the new doors fail.

The street and the parking lot are actually higher than the entrances to the building, and they have experienced problems with frost heaves. Steve was definitely interested to find out what type of road construction is planned to take place this summer, but it seems that construction will not be going by the store.

There is only a three-year warrantee on the residential door, and he doesn't know if it will take three years for the door to fail. He is hoping to get five years from this door, but if it does fail, he would like the option to return to a commercial grade door. The doors are wood on the inside and fiberglass on the outside. It is hard to tell that the door isn't wood.

Chair Ramsay asked about hardware, lock sets, and kick plates and noted that the proposed doors are a fantastic product and are tremendously resilient.

The hinges are brass and will match the kick plate. The kick plates can be replaced as needed to prolong the appearance of the door. The Yurishes have not made a decision yet on the lock sets.

The Amherst Public Library has commercial doors.

The Yurishes know that they would be taking somewhat of a risk by installing residential doors for the commercial business. They know they can replace the current doors with similar looking commercial doors, and those doors would have a much longer warrantee, but the look of the residential doors are much more in keeping with the Village.

Sally said that we can preserve the intent for the future, but we cannot bind a board in the future to a decision we make tonight.

Steve said that the framing of the doors will be replaced and might be raised a little to accommodate the 80" tall doors.

Selectman Grella would like to see the request approved, but that we ask Town Counsel regarding grandfathering the commercial door and vote on it at the next meeting.

*Upon a motion duly made/seconded (DC/SW) the HDC unanimously voted to approve the replacement of the glass commercial doors with residential wooden interior doors more suitable in appearance to the commercial doors. Pending legal counsel sought by the HDC, the HDC agrees to grandfather the commercial doors should the residential doors fail.*

*Findings:*

- 1. This is a non-contributing property.*
- 2. It is a very important structure in the Village.*
- 3. It is a commercial building*
- 4. It has high visibility*
- 5. New doors will be more attractive to the Village.*

The HDC will let the applicants know the advice from legal counsel. The Yurishes may still decide to go ahead with the residential door, because the appearance of the door is more in-keeping with the Village. Chair Ramsay cautioned Steve to wait 20 days before beginning the project should they decide to move forward right away, to give the opportunity for public comment.

2. Case #4902-040314 – Christopher Hall – 1 Davis Lane, PIN# 017-015-000 – to remove spruce tree for new septic leach field.

Since Chris was the applicant, he recused himself.

Chris has been told that he needs to take one tree out for the new leach field. The tree is in great shape, and he doesn't want to take it down; but he is told it has to go. The new enviro tube system will require candy cane vents.

Chair Ramsay had a vent system at Foundry Street which had a fiberglass castings made like granite posts to conceal the vent, and the vent works very well.

*Upon a motion duly made/seconded (SW/DC) the HDC unanimously voted to approve the removal of the tree as required. The HDC would appreciate that the applicant makes every*

97 *effort to disguise the vent.*

- 98  
99 3. Case #4903-040414 – Anthony & Jean Desany – 124 Amherst Street, PIN# 005-056-000 – to  
100 replace three windows and garage access.

101  
102 The Desanys were in attendance. They explained that they wish to replace two kitchen windows, a  
103 basement window, and an upper story garage access as all the units are failing. Their house was built  
104 in 1988. One can see light through the garage access now.

105  
106 The garage access will be replaced in-kind, but the kitchen windows will remain the same size, but they  
107 wish to replace them with wooden clad windows. The cellar currently is made of a composite material,  
108 but it is a cellar vent, and it is below ground level. The new windows encasements will look and feel  
109 like wood, and the paint adheres to it like wood.

110  
111 This is a non-contributing property, which means that this property was not on the list of homes that  
112 were designated as historic homes when the Historic District was created.

113  
114 *Upon a motion duly made/seconded (DC/SW), the HDC voted to approve the proposal as*  
115 *presented (6/1).*

116  
117 *Findings:*

- 118  
119 1. *This is a non-contributing property.*  
120 2. *The property has limited visibility from the public way.*  
121 3. *The house was built in 1988.*  
122 4. *This property is in the Extended Historic District.*

123  
124 **Old Business**

- 125  
126 1. Review of previously approved application submitted for new construction at 24 Hidden Pond  
127 Road, Parcel #005-047-000, Galen Cruess.

128  
129 Chair Ramsay recused himself.

130  
131 Galen brought drawings showing the previously approved plans and the proposed new plans. The new  
132 plans increase the building 9' longer and 3 ½' taller, but the building will not seem as tall because of  
133 the removal of the gable with the large dormers. The treed island does provide screening, as does the  
134 swamp buffer. The house sets approximately 850' back from the road. Galen said the house is  
135 basically the same square footage as previously approved – 1800 sq. ft.

136  
137 The HDC members generally felt that the new design is more attractive than the former design.

138  
139 *Upon a motion duly made/seconded (DC/BF), the HDC unanimously voted to approve the*  
140 *updates to the plan since the plan was approved previously.*

141  
142 *Findings:*

- 143  
144 1. *The property has a very obscure view from Amherst Street.*

2. *The property has a buffer that cannot be disturbed as required by NHDES.*
3. *The property is extremely distant from the road.*
4. *The property is in the extended Historic District, being 850' from the right-of-way on Amherst Street.*
5. *There is minimum visibility from abutters.*

**Minutes**

*Upon a motion duly made/seconded (DC/TG), the HDC voted to approve the minutes of March 20, 2014, as amended (1 abstention).*

**Adjourn**

There being no further business to come before the HDC, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Pam Crook  
Community Development Secretary