

TOWN OF AMHERST
Historic District Commission

April 15, 2021

APPROVED

In attendance: Jamie Ramsay – Chair, Chris Hall – Vice Chair, Doug Chabinsky, Bill Rapf, and Tom Grella – Ex-Officio.
Staff present Natasha Kypfer – Town Planner, and Kristan Patenaude – Recording Secretary.

Jamie Ramsay called the meeting to order at 7:02 p.m. Natasha Kypfer read the following statement: I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor’s Emergency Order #12 pursuant to Executive Order 2020-04, as extended by various Executive Orders, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor’s Emergency Order.

However, in accordance with the Emergency Order, I am confirming that we are:

Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:

We are utilizing Zoom for this electronic meeting.

All members of the Commission have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #312-626-6799 and password 881 0372 0083, or by clicking on the following website address: <https://zoom.us/j/88103720083> that was included in the public notice of this meeting.

Providing public notice of the necessary information for accessing the meeting:

We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the Town website at: www.amherstnh.gov.

Providing a mechanism for the public to alert the public body during the meeting if there are problems with access: If anybody has a problem, please call 603-341-5290.

Adjourning the meeting if the public is unable to access the meeting:

In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Please note that all votes that are taken during this meeting shall be done by roll call vote.

Let’s start the meeting by taking a roll call attendance. When each member states their presence, please also state whether there is anyone in the room with you during this meeting, which is required under the Right-to- Know law.

Roll call attendance: Jamie Ramsay, Tom Grella, Doug Chabinsky, Bill Rapf, and Chris Hall; all present.

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Jamie Ramsay noted that the Commission would take the cases in order. If the meeting runs to 10pm, the Commission will adjourn at that time and table all subsequent cases to its next meeting.

NEW BUSINESS:

- 1. CASE #: PZ13960-033021 – Tyler Torola & Emily Myers (Owners & Applicants), 144 Amherst Street, PIN #: 017-002-000 – Request for approval to build a white picket fence and fence door to enclose the backyard.**

Tyler Torola and Emily Myers (owners) presented the case.

Tyler Torola stated that the proposal is to build a fence to enclose the backyard. The proposed fence is a flat picket style. This will enclose the whole backyard but will build into a chain-link fence that is located on the abutter to the east's property. There are three proposed gates on the south side of this fence.

In response to a question from Doug Chabinsky, Tyler Torola explained that he does not plan to have any posts taller than the rest of the fence.

In response to a question from Jamie Ramsay, Tyler Torola explained that he is planning for the fence to have flat pickets. The fence will have $\frac{3}{4}$ " thickness boards, with gaps of $2\frac{3}{4}$ " between the pickets.

In response to a question from Jamie Ramsay, Tyler Torola explained that the gates will be typical 3' width, with two located next to each other, in order to be able to bring lawn equipment in/out.

Chris Hall suggested that the applicants walk around the Village and measure fences they like, in terms of picket and post heights.

Jamie Ramsay noted that there were no hands up from the public at this time.

FINDINGS:

1. This property is listed in the Amherst Historic District as a non-contributing property described as a late 19th century vernacular.
2. The location of the proposed renovations are less than 10 feet from the street.
3. The proposed renovations to the property are highly visible from public access.
4. The purpose for the proposed fencing, to protect children and pets from busy Amherst Street, is more than reasonable.
5. The proposed renovation is in compliance with Article 9: Section 9.2 for Intent, 9.5 for Style, 9.9 for Proportions, and 9.10 for Materials.

Bill Rapf moved to accept the application as presented. Doug Chabinsky seconded.

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Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky – aye; and Jamie Ramsay – aye. 5-0-0; motion carried unanimously.

Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the Historic District Commission's decision was contested by an abutter or other interested party.

2. CASE #: PZ13947-032921 – Jennifer Bartholomay (Owner & Applicant), 135 Amherst Street, #7, PIN #: 005-018-007 – Request for approval to remove and replace one bay window and three windows on the 2nd story of the unit.

Jen Bartholomay presented her case.

Jen Bartholomay explained that she lives in the Country Mansion condominiums and is proposing to replace the windows in her unit following the precedent set by the Reilley's with their decision from the Commission in September 2020. The Reilley's also live in Country Mansion and requested to have 12-13 windows replaced with Pella Reserve, double-hung windows.

Doug Chabinsky noted that the proposed windows should have grills of 5/8", putty-style, with muntin bars inside and out.

In response to a question from Chris Hall, Jen Bartholomay explained that her unit is not visible from the road. It is located in the first unit off the driveway of the property, in the ell off the main mansion building.

Jen Bartholomay explained that she is on the Board for Country Mansions. The Commission's ruling on the Reilly's windows is going to set the precedent of any future applications for window replacements in the Country Mansions.

Jamie Ramsay noted that there were no hands up from the public at this time.

In response to a question from Jen Bartholomay, Natasha Kypfer explained that there is an overlay district located within the Historic Village. All properties within the overlay district need to come before the Commission, but some properties do have additional details that make them Contributing versus Non-Contributing properties. Chris Hall added that the Commission's rulings become stricter as properties are Contributing versus Non-Contributing. The applicant notes she is in the process of working on an additional application for the property's roof and will come before the HDC again. Additionally, Natasha Kypfer references the "Amherst Historic District Historic Preservation Survey and Evaluation" that is on the Town website, detailing where it can be found, and stating she will send the PDF to the applicant.

FINDINGS:

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1. This property's complex (Country Mansions) is listed in the Amherst Historic District as a non-contributing property described as an early 19th century country mansion with contemporary condos.
2. The location of the proposed renovations are more than 250 feet from the street.
3. The proposed renovations to the property are marginally visible from public access.
4. The purpose for replacement is due to rotting conditions.
5. The existing windows are not part of the original 1808 Country Mansion and are not historic or original to the property.
6. The applicant's proposed replacement windows are consistent with windows the Commission has approved before, although that was, and this is, not a precedent setting decision; both proposals are located in the same complex and approval is better for the overall property, in order to have consistency in windows.

Doug Chabinsky moved to accept the application, with a note that the 7/8" OG proposed grill pattern will be changed to 5/8" putty glaze. Tom Grella seconded. Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky – aye; and Jamie Ramsay – aye. 5-0-0; motion carried unanimously.

Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the Historic District Commission's decision was contested by an abutter or other interested party.

3. **CASE #: PZ13949-032921 – Simon Sarris (Owner & Applicant), 8 New Boston Road, PIN #: 005-162-004 – Request for approval to install a 12x16' shed for agricultural purposes.**

Simon Sarris presented the case.

Simon Sarris explained that the proposal is to build a 12x16' shed to house poultry and geese. The proposed shed will have vertical board siding and cedar shingle roofing. There will also be a double door on the shed. The shed is proposed to be located to the right of the house, behind the parking area. He noted that this house was built in 2018. The proposed shed would be located approximately 200' from the road. The closest abutting property to the north is owned by the applicant as well. He is proposing 6-light windows, matching the house, from Nor'East Architectural Salvage, that he will frame in himself.

In response to a question from Doug Chabinsky, Simon Sarris stated that the proposed structure will have 8' walls and a 12/12 pitched roof. The proposed structure will sit approximately 8' below the base of the existing house because of a hill on the property. The roof of the proposed shed may be able to be seen from the road.

Natasha Kypfer noted that there were no public comments at this time.

FINDINGS:

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1. This property is not listed (brand new); however, it is located in the Amherst Historic District and should be treated and considered to be a non-contributing property.
2. The property is described as a two-story Colonial-style home built in 2018.
3. The location of the proposed renovations are approximately 200 feet from the street.
4. The proposed renovations to the property have limited and seasonal visibility from public access.
5. The applicant's proposed renovation is in compliance with Article 8 Section D for Visual Impact, and Article 7 Sections A-D.

Chris Hall moved to approve the application, as submitted, but does request the applicant to submit the new information presented tonight (to have on file). Doug Chabinsky seconded.

Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky – aye; and Jamie Ramsay – aye. 5-0-0; motion carried unanimously.

Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the Historic District Commission's decision was contested by an abutter or other interested party.

4. CASE #: PZ13951-032921 – William & Jeanne Johnson (Owners & Applicants), 11 Manchester Road, PIN #: 018-038-000 – Request for approval to replace a retractable awning with a wooden pergola, replace existing inground pool, and build a stone wall.

Bill and Jeanne Johnson presented the case.

Bill Johnson explained that the proposed stone wall will be built from fieldstone as a way to separate the lawn from the rest of the area. This will be made of traditional fieldstone, but he is unsure where it will be sourced from.

In response to a question from Chris Hall, Bill Johnson stated that the proposed pergola will not be visible from the public view in the summer. There may be a limited public view of it from Manchester Road in the winter.

Bill Johnson explained that there is an existing retractable awning on the back of the house. They are proposing to replace that awning with the pergola for shade. The proposed pergola is 12x14' on the top, and 10x12' between the posts. They will let the wood weather to a gray color.

Bill Johnson explained that there was an existing vinyl pool on the property that was removed in the fall. The proposal is to install a fiberglass pool. The old pool was 18x36'; the proposed pool is 16x40'. The previous pool equipment was stored in an existing shed on the property and the heater was stored behind this shed. They are proposing to have a travertine patio around the pool, with Bluestone coping. This will not be able to be seen from the public way. There is no plan to add a fence around the pool, as there is already a fence around the yard, and the pool will have an automatic cover.

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Jamie Ramsay noted that there were no public comments at this time.

FINDINGS:

1. This property is listed in the Amherst Historic District as a non-contributing property described as an 1800's Cottage/Colonial revival.
2. The location of the proposed renovations is more than 100 feet from the street.
3. The proposed renovations to the property are highly visible from public access, in terms of the stone wall feature.
4. The applicant's proposed renovations are in compliance with Article 6 Changes to Existing Structures, Article 8 Section C for Streetscape and Stone Walls, and Section E for Swimming Pools.

Bill Rapf moved to approve the application, as submitted. Doug Chabinsky seconded.

Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky – aye; and Jamie Ramsay – aye. 5-0-0; motion carried unanimously.

Jamie Ramsay confirmed that specifically all three proposals of the applicant are approved and explained to the applicant how the 30-day appeal process works, in case the Historic District Commission's decision was contested by an abutter or other interested party.

5. CASE #: PZ13952-032921 – Graham & Stephanie Ward (Owners & Applicants), 16 Main Street, PIN #: 017-008-000 – Request for approval to replace existing fencing due to disrepair.

Graham Ward presented the case.

Graham Ward explained that the proposal is to replace an existing fence on the property. He noted that the previous owners had submitted an application to replace an existing fence around the pool; the application includes replacing that fence as well. He explained that there has been some confusion regarding replacing parts of the fence that also border the Library's property.

In response to a question from Doug Chabinsky, Graham Ward explained that he is proposing to replace the fence with the same type of picket fence seen around the Village. The proposed fence will look the same as the fence that existed on the property back in the 1970s. Doug Chabinsky noted that there are different members on the Commission than there were in the 1970s.

Chris Hall explained that there is a 6' stockade fence that separates the applicant's driveway from the Library parking lot. He noted that the Commission's regulations have moved away from stockade fencing to board fences.

In response to a question from Chris Hall regarding if the applicant had read the fencing regulations section, Graham Ward explained that he already replaced a section of the existing

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fencing over the winter, due to a safety and privacy issue. As he used the existing fencing holes and fencing type, he assumed this was a replacement in kind.

Nicole Jones, an abutter who shares part of the fence with the Wards, stated that she is supportive of the proposed project. She would have preferred a board style fence for the replacement fence but noted that the Library chose not to share in the financial responsibility for the cost, and thus this more expensive style couldn't be chosen.

Graham Ward explained that there is an existing old barbwire fence that abuts his property and the Library. He questioned who owns that fence. He explained that the Library has stated that the fence is on his property, although he does not agree. He would like the fence removed, from a liability perspective.

Jamie Ramsay explained that it will not be a loss for the fence to be removed, but he suggested the applicant raise this issue with the Library.

Tom Grella suggested that Town Counsel could review the barbwire fence issue.

Parker Mitchell, former owner of this property, explained that there is nothing special about the barbwire fence and that it is an eyesore.

In response to a question from Bill Rapf, Graham Ward explained that the fence runs approximately 50', or the length of the existing barn on the property.

In response to a question from Doug Chabinsky, Graham Ward stated that the barbwire fence runs from the edge of his barn, toward the Jones' property, to the back of the Library.

Doug Chabinsky stated that if the Library and Town believe that the fence is the applicant's, he should be able to remove it.

Graham Ward asked if the DPW could come remove the barbwire fence for him. Jamie Ramsay stated that he should call Town Hall to ask that question.

Natasha Kypfer explained that there is a February 16, 2021 survey completed by Meridian Land Services attached to the application materials. Doug Chabinsky stated that the survey does not show the location of the barbwire fence, but it does show the corner points, meaning someone could determine it.

FINDINGS:

1. This property is listed in the Amherst Historic District as a contributing property, described as The Dickey-Walker House, a late 1700s Georgian-Federal home.
2. This property is also listed on the National Register of Historic Homes in Amherst as historic property #8.
3. The location of the proposed renovations are about 20 feet from Main Street.

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- 303 4. The proposed renovations to the property are highly visible from public access.
304 5. The applicant's proposed renovations are in compliance with Article 9 for Proportions
305 and Materials.
306

307 **Chris Hall moved to approve the application, as submitted. Doug Chabinsky**
308 **seconded.**

309 **Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky –**
310 **aye; and Jamie Ramsay – aye. 5-0-0; motion carried unanimously.**
311

312 Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the
313 Historic District Commission's decision was contested by an abutter or other interested party.
314

315 **6. CASE #: PZ13953-032921 – Dina & Melissa Masotto (Owners & Applicants), 3 Old**
316 **Jailhouse Road, PIN #: 017-073-000 – Request for approval to demo back wing of**
317 **home and rebuild from foundation up.**
318

319 Dina Masotto presented the case.
320

321 Dina Masotto explained that the extension of this house is non-livable. The foundation for this
322 section is collapsing and has been rebuilt over the years with 2x4s, rocks, and bricks to keep it
323 up. There is no airflow in this section of the house and the electricity is not up to code. The
324 proposal is to rip out the back area and rebuild it as-is, except with a bit of extra width to the left
325 side, approximately 4-6'. The proposal will have the same look as the existing house, with the
326 same roof pitch. It is proposed that this new section would be one-floor and hold a bedroom,
327 study, and bathroom. She explained that, depending on when the foundation is dug, she might
328 also look into putting some storage or a basement into this area. This will only be done if the
329 integrity of the existing barn is not destroyed.
330

331 In response to a question from Jamie Ramsay, Dina Masotto stated that this application is for the
332 demo and rebuild of this section.
333

334 Chris Hall explained that the Commission generally does not approve demolition without a site
335 visit. The Commission usually likes to inventory the existing building and its possible historic
336 value before it is demoed.
337

338 Doug Chabinsky stated that the Commission will need to see drawings of the proposed build and
339 will need to examine the section being demoed for uniqueness.
340

341 In response to a question from Jamie Ramsay, Dina Masotto explained that this section of the
342 house is not attached to the barn; there is about 2' between this section and the existing barn. She
343 noted that the existing windows of this section are not original.
344

345 Linda Kaiser, a next-door neighbor, explained that she has concerns regarding an existing stone
346 wall at the back of the house that holds up the hillside in this area. The stone wall is

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approximately 9' tall and that the base of the proposed addition sits approximately 20-25' above her foundation. This is all located along the hillside. She also noted that her husband is not interested in heavy equipment accessing this site, due to the hillside. She explained that the stone wall is approximately 30' from this proposed addition.

Jamie Ramsay noted that the abutter's concern is valid. The applicant may also need to get a variance for this request.

Dina Masotto noted that she already had heavy equipment in the backyard to fix a septic system piping issue.

Linda Kaiser explained that she wasn't notified about the previous work done with the heavy equipment and was concerned when it was occurring. She is concerned about the location of the existing stone wall and the hillside.

Jamie Ramsay stated that a survey will need to be done of this property.

Chris Hall explained that a survey would be supplementary for the Commission to review, but that the Commission only cares about the history of the building, approving the demolition and new construction in terms of massing, materials, etc.

Doug Chabinsky noted that the Building Inspector and Zoning Board of Appeals will determine if a variance is needed during the building permit process.

Doug Chabinsky moved to table this application to May 20, 2021, at 7pm via Zoom, in order for the Commission to complete a site walk, and for the necessary additional materials, including architectural/scale drawings that depict the size, scale, materials, windows, and all necessary specs, to be submitted. Jamie Ramsay seconded.

Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky – aye; and Jamie Ramsay – aye. 5-0-0; motion carried unanimously.

- 7. CASE #: PZ13955-032921 – Sarah & Jeff Thompson (Owners & Applicants), 201 Boston Post Road, PIN #: 005-016-100 – Request for approval to replace the main entry door in the sunroom with a new door and replace the other two existing doors in the sunroom with double hung windows.**

Sarah and Jeff Thompson presented the case.

Jeff Thompson explained that the house has three existing doors that lead into the sunroom, one main door, and two off to the side. One of these doors drops into the driveway by a couple of feet, and the other exits to an area with no pathway. The proposal is to replace these two doors with double-hung windows. Sarah Thompson explained that part of the reason for this proposal is for increased safety for their children.

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In response to a question from Doug Chabinsky, Sarah Thompson stated that the proposal is to replace the existing main door with French doors and replace the other two doors with double-hung windows. The applicants' contractor explained that the proposal also looks to replace the transom lights above the door with a larger window.

In response to a question from Jamie Ramsay, the applicants' contractor stated that the round top window over the door will remain, although the applicants would like the option to swap it out if needed, due to its leaking.

In response to a question from Chris Hall, the applicants' contractor agreed that all of the proposed windows and doors will have simulated divided lights.

In response to a question from Chris Hall, the applicants explained that the original structure was built in 1825. It burnt down at some point and was rebuilt in the 1980s.

Doug Chabinsky noted that the replacement JELD-WEN windows should be simulated divided lights, with fixed grills inside and out, a spacer between the grills, and a 5/8" muntin bar.

Jamie Ramsay noted that there were no hands up from the public at this time.

FINDINGS:

1. This property is listed in the Amherst Historic District as a contributing property described as The David-Bean Farm, 1825 Federal style, 2 1/2 story brick home.
2. This property is also listed on the National Register of Historic Homes in Amherst as historic property #123.
3. The location of the proposed renovations is approximately 300+ feet from the street.
4. The proposed renovations to the property are seasonally visible from public access.
5. The replacement windows and doors are proposed on an addition to the property. The existing windows and doors are not original to the historic property, nor do they have any historical significance to the property.
6. The applicants' proposed renovations are in compliance with Article 2 Section B for Material Compatibility, and Article 6 for Changes to Existing Structures.

Chris Hall moved to approve the application, with the amendment that all muntins will be 5/8" with putty glazing. Doug Chabinsky seconded.

Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky – aye; and Jamie Ramsay – aye. 5-0-0; motion carried unanimously.

Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the Historic District Commission's decision was contested by an abutter or other interested party.

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8. CASE #: PZ13958-033021 – Jessica & Brian Carreiro (Owners & Applicants), 1 Old Coach Lane, PIN #: 019-006-001 – Request for approval to install a 16'x24' above ground pool.

Jessica Carreiro presented the case.

Jessica Carreiro explained that she is proposing to install an above ground pool. The only side of her lot that is flat enough to accommodate this is the Jones Road side. She will attempt to put in natural greenery along the stone wall in this area to screen the pool and give additional privacy to everyone. The proposed pool is a 16x24' oval, that is 52" high.

In response to a question from Chris Hall, Jessica Carreiro noted that she is unsure where she will place the pool equipment at this time. Chris Hall explained that the equipment will look nicer along the house side, but this might be a noise issue for the applicant.

In response to a question from Doug Chabinsky, Jessica Carreiro explained that she had looked into having a deck installed along the top side of the pool, but that she is not planning to do this at this time.

In response to a question from Doug Chabinsky, Jessica Carreiro noted that the pool is probably approximately 50' from the road.

Jamie Ramsay noted that this property is a corner lot and may have setbacks that will need to be reviewed by the Building Inspector.

Jamie Ramsay noted that there were no hands up from the public at this time.

FINDINGS:

1. This property is listed in the Amherst Historic District as a non-contributing property described as a 1960s Center Chimney/Midcentury Colonial Revival.
2. The location of the proposed renovations is approximately 50 feet from the street (Jones Road).
3. The proposed renovations to the property are highly visible from public access.
4. The applicant's proposed renovations are in compliance with Article 8 Streetscape, with the intentions of natural plantings to minimize public visibility.

Chris Hall moved to approve the application, as submitted. Bill Rapf seconded. Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky – nay; and Jamie Ramsay – nay. 3-2-0; motion carried.

Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the Historic District Commission's decision was contested by an abutter or other interested party.

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9. CASE #: PZ13959-033021 – Joseph Raczek (Owner & Applicant), 15 Carriage Road, PIN #: 017-017-000 – Request for approval to remove old deck and railings in the back of the house and rebuild due to disrepair.

Joseph Raczek presented the case.

Joseph Raczek explained that the deck in the back of his house is falling apart, the railings are loose and the boards bounce. His proposal is to tear up the existing deck and replace it with a deck of the same footprint. One section of the proposed deck will have a ground level hot tub on a poured concrete base. The proposed hot tub will be shielded by the garage and railing. The proposed deck will be slightly smaller than before, due to the inclusion of the hot tub.

In response to a question from Doug Chabinsky, Joseph Raczek stated that he would like to use composite materials (Trex) for the deck and railing. He is also open to using wood, depending on the Commission's preference.

Chris Hall stated that the Commission would like to hear what color Trex the applicant is proposing, the exact Trex style, and the post and baluster style. Joseph Raczek stated that he would like for the deck to be a gray color, with white posts, as per the existing deck.

Chris Hall explained that this is generally not a discussion between the applicant and the Commission. The applicant should submit a specific request with specs for the composite materials, color, style and materials for the railings, and skirting materials.

Doug Chabinsky noted that he might have an issue with the applicant proposing composite materials for the deck railings.

**Doug Chabinsky moved to table this application to May 20, 2021, at 7pm via Zoom.
Chris Hall seconded.**

Roll call: Chris Hall – aye; Bill Rapf – aye; Tom Grella – aye; Doug Chabinsky – aye; and Jamie Ramsay – aye. 5-0-0; motion carried unanimously.

OTHER BUSINESS:

1. Minutes: March 18, 2021

The Commission agreed to table discussion of these minutes to the May meeting, so that the Commission may have further discussion regarding one of the cases of last month's meeting.

Chris Hall explained that, during the February meeting, a quorum of the Commission was not present, so one of the applicants had a general conversation regarding replacing windows on his house. He noted that the applicant was insistent that all-wood windows were not available or possible to use on his house, even though Tom Grella pointed out that the property next door had all-wood windows replaced.

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Chris Hall explained that he sent an email to the applicant with information from various vendors for all-wood windows and was never replied to. The applicant then went before the Commission at their March meeting (Chris Hall was absent from that meeting) and again insisted that all-wood windows were not an option for his property. Jamie Ramsay noted that he is not sure that the windows sashes on said applicant's house are not original to the house. Chris Hall explained that the applicant told the Commission that the email he was sent contained the same windows he was proposing to replace with. Chris Hall stated that this statement was incorrect, as he actually sent the applicant four different vendors to look through with all-wood options. Chris Hall stated that another piece of misinformation given by the applicant was that the expert from JELD-WEN stated that the windows in the next-door property were not all-wood, which, in fact, they are aside from a strip of clad muntin material. Chris Hall also noted that the applicant seemed to make a personal attack on Tom Grella during that meeting by stating that Tom Grella has a predisposition about the application.

Tom Grella explained that he went to ask Currier Lumber about all-wood versus clad windows. There is a sash pack that can be used. The all-wood windows are 5-10% less than clad windows.

Chris Hall stated that he believes the Commission should do a site visit on all window applications to see if the existing windows are original or not. The group might also visit some window manufacturers or lumber yards for more information.

The Commission discussed their options for this application. Natasha Kypfer noted that the application being discussed is 28 days out from its approval.

The Commission agreed to hold a work session on May 6, 2021, on Zoom, to discuss three items: an all-wood windows policy, HDC regulation updates, and Commission recruitment.

2. Any other business

Will Ludt, Chair of the Heritage Commission, explained that he has been involved in the Clark School Reutilization Committee. He looked into the history of the building and found that it is considered to be a non-contributing building. He noted that the building was built in 1939 and has had additions put on in 1957 and the 1990's. He asked if the Commission has considered relooking at the non-contributing properties in the Historic District, per the study completed through the CLG Grant not long ago. The Commission noted that several properties have been discussed for this and that this could also be discussed further.

Chris Hall moved to adjourn at 9:40pm. Tom Grella seconded.

Roll call: Jamie Ramsay – aye; Tom Grella – aye; Doug Chabinsky – aye; Bill Rapf – aye; and Chris Hall – aye. Motion carried unanimously.

Respectfully submitted,
Kristan Patenaude

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564 Minutes approved: May 20, 2021