

TOWN OF AMHERST  
Historic District Commission

October 21, 2021

**APPROVED**

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

Jamie Ramsay called the meeting to order at 7:02 p.m. and introduced Commission and staff members present.

**NEW BUSINESS:**

- 1. CASE #: PZ14692-082721 – Joanne & Wilfred Zeolie (Owners & Applicants); 8 Foundry Street, PIN #: 017-031-000 – Request for approval to install a 14’x28’ in-ground swimming pool with an attached 7’x7’ spa and a 3-foot patio of sandstone.**

Joanne and Wilfred Zeolie presented the case.

Chris Hall noted that a few Commissioners at the last meeting had an informal discussion on this item, due to there not being a quorum present. At that time, it was noted that the plans lacked the location of the equipment and the proposed decking material, although this project is not visible from a public view.

**Chris Hall moved to reopen this hearing. Seconded by Tom Grella.**

**Voting: 6-0-0; Jamie Ramsay – aye, Chris Hall – aye, Doug Chabinsky – aye, Chris Buchanan – aye, Tom Grella – aye, and Bill Rapf – aye; motion carried unanimously.**

Wilfred Zeolie explained that the equipment for the swimming pool is now proposed to be located behind the existing shed. Nothing else has changed from the last time he presented this project. He stated that he believes the proposed location for the equipment will be the best place for his family and for the neighbors.

In response to a question from Jamie Ramsay, Wilfred Zeolie stated that the pool is not proposed to have a diving board or ladder.

Chris Hall stated that the property is already completely fenced in, so no additional fencing is needed for this project.

In response to a question from Chris Buchanan, Wilfred Zeolie stated that the existing fencing is appropriate safety-wise for the proposed pool.

There was no public comment at this time.

**FINDINGS:**

1. This property is listed in the Amherst Historic District as a Contributing property described as late 1800’s Greek Revival vernacular.

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2. This property is also listed on the National Register of Historic Homes in Amherst as historic property #31.
3. The location of the proposed pool installation is more than 75 yards from the main public roadway - Foundry Street. The proposed renovations to the property are nearly invisible from public access, however, are visible or seasonally visible from neighbor access
4. There is no need for any additional fencing or alterations to existing fencing which would have the most public visible impact to this application.
5. The applicant's proposed renovations are in compliance with Article 8 Sections 1E to minimize public visibility of pools and landscape features.
6. The applicant's proposed renovations are in compliance with Article 6 Sections H to minimize public visibility of outdoor mechanical equipment.
7. The applicant's proposed renovations are in compliance with Article 2 Sections A - taking into account any historical, architectural, or cultural value of subject buildings, structures, or landscapes and their relationship and contribution to the setting.

**Chris Hall moved to approve this application as submitted. Seconded by Doug Chabinsky.**

**Voting: 6-0-0; Jamie Ramsay – aye, Chris Hall – aye, Doug Chabinsky – aye, Chris Buchanan - aye, Tom Grella – aye, and Bill Rapf – aye; 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 #: 14720-090221 – William Butler & Pamela Vosburgh (Owners & Applicants) – 99 Boston Post Road, PIN #: 017-042-000 – Request for approval to install an outside central air conditioning condensing unit.**

William Butler and Pamela Vosburgh presented the case.

Pamela Vosburgh explained that the proposal is to place a condenser on a concrete pad next to the house and run piping to a conduit that will be located in the attic of the house. She noted that they will do everything they can to hide the conduit.

Chris Hall noted that the applicant should take great care with placing the conduit in the attic, as it has a better chance of freezing up there.

Chris Buchanan noted that, per Article 8, Section 1d, applicants should obscure new utilities as much as possible. This could include vegetation with year-round leaves.

Pamela Vosburgh noted that there is also a generator located on the property. They are hoping to place the condenser near the generator and then plant evergreens and/or rhododendrons to hide both utilities. She has a concern about neighbors hearing the generator and believes the mitigation will help.

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There was no public comment at this time.

**FINDINGS:**

1. This property is listed in the Amherst Historic District as a Contributing property, described as the Moses Hills House built in 1815 and is a two-story Federal.
2. This property is also listed on the National Register of Historic Homes in Amherst as historic property #42.
3. The location of the proposed AC condensing unit is approximately 75' from the main public roadway - Boston Post Road.
4. The proposed renovations to the property are highly visible from public access and, similar to a previous application the Commission approved, for the equipment location of a whole house generator unit.
5. The applicant's proposed renovations are in compliance with Article 6 Section H to minimize public visibility of outdoor mechanical equipment provided the intended applicant's landscaping buffers, such as shrubbery or fencing, is installed.

**Chris Hall moved that the application be accepted as presented. Seconded by Chris Buchanan.**

**Voting: 6-0-0; Jamie Ramsay – aye, Chris Hall – aye, Doug Chabinsky – aye, Chris Buchanan - aye, Tom Grella – aye, and Bill Rapf – aye; 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.

**OTHER BUSINESS:**

**1. Minutes: August 19, 2021, & September 16, 2021**

**Jamie Ramsay moved to approve the minutes of August 19, 2021, as submitted.**

**Seconded by Doug Chabinsky.**

**Voting: 6-0-0; Jamie Ramsay – aye, Chris Hall – aye, Doug Chabinsky – aye, Chris Buchanan - aye, Tom Grella – aye, and Bill Rapf – aye; motion carried unanimously.**

**Chris Hall moved to approve the minutes of September 16, 2021, as submitted.**

**Seconded by Bill Rapf.**

**Voting: 3-0-3; Jamie Ramsay – abstain, Chris Hall – aye, Doug Chabinsky – abstain, Chris Buchanan - abstain, Tom Grella – aye, and Bill Rapf – aye; motion carried.**

**2. Interview for Historic District Commission alternate candidate**

Natasha Kypfer explained that the Commission was supposed to interview a potential alternate candidate tonight. That candidate was supposed to attend the meeting in-person but is not present

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at this time in-person or via Zoom. She suggested that this item be postponed to the next meeting.

**3. Any other business**

Bill Rapf noted that Amherst Fire Rescue has received a donation for a solar array to be placed on the south facing roof of the Fire Station. This will not be visible from the street. This does not need to come before the Commission but is being introduced as information.

It was discussed that the Fire Station is located in the Historic District, but that Town entities are not required to follow the Commission's application process.

Chris Buchanan asked about a workshop to update certain Commission policies that the group has been discussing for a number of months.

The Commission agreed to hold a workshop for potentially updating policies during its next scheduled meeting, November 18, 2021, if no applications have been received by the deadline of October 28, 2021.

**Doug Chabinsky moved to adjourn at 7:32pm. Chris Hall seconded.**

**Voting: 6-0-0; Jamie Ramsay – aye, Chris Hall – aye, Chris Buchanan - aye, Doug Chabinsky - aye, Tom Grella – aye, and Bill Rapf – aye; motion carried unanimously.**

Respectfully submitted,  
Kristan Patenaude

Minutes approved: November 18, 2021