

TOWN OF AMHERST
Historic District Commission

January 20, 2022

APPROVED

In attendance: Chris Hall – Vice-Chair, Tracie Adams – Planning Board Ex-Officio, and Bill Rapf.
Staff present Nic Strong – Community Development Director, and Kristan Patenaude – Recording Secretary (remote).

Chris Hall called the meeting to order at 7:08 p.m. and introduced Commission and staff members present. He noted that there is not a quorum present tonight and, thus, no votes will be taken.

CONCEPTUAL DISCUSSION:

- 1. CASE #: PZ15274-010522 – Amy & Stephen Hollenberg (Owners & Applicants); 19 Mack Hill Road, PIN #: 020-020-000 – Conceptual discussion to remove existing roof on garage and add 2nd story & convert new space into an Accessory Dwelling Unit.**

Chris Hall noted that this property is located in the Historic District but is considered to be a Non-Contributing property. It is described as a 1950's Colonial house.

Stephen Hollenberg addressed the Commission. He explained that the existing garage has finished space above it, including an attached bathroom. He is considering converting the space into an Accessory Dwelling Unit, to possibly eventually be used by older family members. The existing garage has a sloped roof and a ceiling that matches the slope. The walls are approximately 3' tall at the edges, and he would like to increase this height to approximately 8'. He is also considering repositioning the existing staircase, so that it would become a more private entrance. If the ceiling height was raised, he would likely also add a shower into the existing bathroom.

Chris Hall explained that the Commission only regulates what is done on the outside of the house. In this case, the group would likely comment on the proposed rooflines. He noted that the Commission Chair would likely want to make sure that any additional roofing would not be taller than the existing gable. Mr. Hollenberg explained that this should not be an issue and the appearance of two peaks was simply due to his drafting skills on the marked up photograph he had submitted along with the application.

Mr. Hollenberg stated that he was open to putting dormers on the roof if the Commission preferred. He also considered taking the roof off, adding 5' to the walls, and then replacing the roof.

Chris Hall stated that Mr. Hollenberg could consult with his builder and explain the Commission's concerns regarding seeing two roof peaks on the garage. He noted that the more garage/barn-like the structure can be made to look, the better.

In response to a question from Mr. Hollenberg, Chris Hall explained that the Commission likely would not have an issue with the placement of an exterior door on the garage. Chris Hall noted

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that any proposed windows, siding, or roofing on the structure, should match the existing house. Chris Hall also noted that the Commission would likely have no issue with changing the gutter color to match the house. It would also likely be okay with items being replaced in kind, or work done on the back of the structure.

Tracie Adams noted that any discussion had this evening was not binding on behalf of either the applicant or the Commission.

The Commission thanked Mr. Hollenberg for coming in for a conceptual discussion.

OTHER BUSINESS:

1. Minutes: December 16, 2021

The minutes were tabled to the next meeting, February 17, 2022.

2. Continued Discussion on HDC process

The Commission briefly discussed the documents received for this item. It was agreed that further discussion should be tabled to a future meeting.

Chris Hall noted concern regarding a project being completed at 9 Carriage Road. He explained that this applicant came before the Commission twice, once as a conceptual discussion, and once with an application for approval to raise the house to pour a new foundation, restore an existing barn, and add a new addition (similar to a 2-car garage) behind the barn. It is unclear to him if demolition was ever discussed as part of this approval. The barn on the property has since been demolished. The Commission has always been very consistent regarding demolition of existing historic properties. It often does not approve them, but, in such cases, the Commission completes a site visit, takes photos of the structure, and records the GPS location. He is unsure if the Town was contacted prior to this demolition.

Nic Strong suggested that Scott Tenney, Code Enforcement Officer, be contacted regarding this issue. She noted that if the applicant did something other than what was approved, this will need to be addressed with the applicant.

Chris Hall stated that he will review the meeting recording at which approval was given and will follow up with Scott Tenney.

The meeting was adjourned at 7:40pm.

Respectfully submitted,
Kristan Patenaude

Minutes approved: March 17, 2022