



43 Hearing no other comments or questions concerning the storm door, Jamie called for a motion.

44

45 MOTION:

46 Sue motioned to accept the request to install a full view Larson storm door as presented in the  
47 application specifications, Tom 2<sup>nd</sup>. *VOTE: All in favor.*

48

49 Jamie moved onto the request for the replacement of existing windows with new Marvin windows.

50

51 Mr. Jones stated that his family moved here from a different region where he owned an old home and  
52 needed to remodel many aspects of the house – replaced the furnace, electrical, windows, etc. in order  
53 to maintain its charm as an older house with modern amenities. He said now that he resides in New  
54 England, he is terrified of heating costs and wants to bring this older house into the modern era and  
55 make it more energy efficient as well. He stated that he sees condensation and rot on his window sills.

56

57 Jamie stated that the HDC does not frown on storm windows to preserve the original house. Mr. Jones  
58 said he is very concerned about resale as he may need to put his home on the market one day. He  
59 stated that he thought he was living in his “forever” home; however, he is looking at this house as an  
60 investment to him in addition to lowering his heating costs.

61

62 Discussion followed regarding window construction and specifications on materials being proposed.  
63 Doug questioned whether Mr. Jones was proposing all wood construction. Mr. Jones stated that the  
64 windows he was proposing would have a wood interior with aluminum clad on the outside. He said  
65 that are also looking at sash packs. He said that nobody will be able to tell the difference and general  
66 maintenance would be easy for him to maintain. He said that he wasn’t sure that the current window  
67 type was even original to the home.

68

69 Doug stated he understood about the upkeep of the windows, however, he said that he is concerned  
70 with keeping with the Historic District guidelines of all wood construction materials.

71

72 Discussion followed regarding window specifications. Mr. Jones stated that he has observed homes  
73 with vinyl windows installed throughout the Village. Doug stated that those windows were never  
74 approved by the Commission.

75

76 Mr. Jones stated that he understood, however, this type of window would greatly reduce cost, improve  
77 his home values as well as the value of his surrounding homes. Doug stated that while aluminum clad  
78 is a convenience, the HDC has a problem with them.

79

80 Tom stated that he replaced his windows approximately six years ago with all wood and he hasn’t  
81 needed to paint his.

82

83 Jamie stated that Mr. Jones is correct in thinking that not all windows are original to their houses. Mr.  
84 Jones said that some of his windows do not meet horizontally, portions were built incrementally  
85 different, however, he believes the front is all original. Sue stated that she observed this during the  
86 site walk.

87 Jamie stated again that the HDC does not support vinyl windows but will support a sash pack. Mr.  
88 Jones stated that the windows were not a pressing issue – he combined this with the door as part of  
89 the application process only. He said he could live with real wood windows.

90

91 Jamie stated that his home was not one of the most prominent homes in the Village but understood  
92 that restoring windows can be expensive. He said the sash pack will preserve the framework and sill.

93

94 Jamie stated the findings would be the same as the storm door and called for a motion on the  
95 replacement windows.

96

97 MOTION:

98 Doug motioned to approve the application to replace the existing windows with Marvin all wood  
99 construction with 5/8” muntins with simulated divided light with spacers and allow the homeowner’s  
100 prerogative to add a one piece storm window if he wants to, Tom 2<sup>nd</sup>. *VOTE: All in favor.*

101

102 Jamie stated that Marvin is a good name and the windows will consist of two sashes and two jamb  
103 liners and the sash pack will not affect the exterior trim of the house.

104

105 **CASE #: PZ6926-112415 – Elizabeth Gould – 10 Mack Hill Road, PIN #: 019-015-000 – Request to**  
106 **install a 16KW Standby Generator. *Installation completed.***

107

108 Present: Elizabeth Gould, homeowner

109

110 Jamie stated that both he and Sue observed the generator on Saturday during their site walk. He  
111 stated that the generator cannot be seen from the road and the homeowner has planted several  
112 rhododendrons around it to shield it from site which is always encouraged by the Commission. Sue  
113 stated that she had no issues.

114

115 Hearing no other comments or concerns, Jamie called for Findings.

116

117 FINDINGS:

- 118 1. Non-contributing property – home built in 1966.
- 119 2. No public view.
- 120 3. Property is in Historic District.

121

122 MOTION:

123 Doug motioned to approve the application as presented, Sue 2<sup>nd</sup>. *VOTE: All in favor.*

124

125 MINUTES:

126 Doug motioned to approve the minutes of November 14, 2015 as written, Jamie 2<sup>nd</sup>. *VOTE: All in favor.*

127

128 14 Manchester Road – Case #: PZ5045 – Non-Agenda Item

129 *For the record, Jamie & Tom recused themselves from the discussion.*

130 The Commissioners received a memo from Community Development Director Colleen Mailloux  
131 requesting guidance on a remaining outstanding issue regarding shutters for this property.

132

133 Colleen stated that the shutters have not yet been installed (picture provided) and never reflected in  
134 the minutes on whether they are required to be installed in order to obtain their Certificate of  
135 Occupancy. She was requesting guidance from the HDC whether they were discussed and required for  
136 the front elevation of the house.

137

138 Both Doug & Sue remember discussing them and agreed that shutters needed to be installed in order  
139 to comply with their approval. Doug said that the shutters needed to be appropriately sized for the  
140 windows with all wood construction with a louvre style (total size should equal width of the windows  
141 when closed).

142

143 ADJOURNMENT:

144 Jamie motioned to adjourn at 8:15 pm, Sue 2<sup>nd</sup>. *VOTE: All in favor.*

145

146 Respectfully Submitted,

147 Debra A. Butcher

148

149