

1 Town of Amherst, New Hampshire
2 **Historic District Commission**
3 **Minutes**
4 **May 21, 2015**
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6 The Amherst Village Historic District Commission met on **Thursday, May 21, 2015 at 7:00 pm** in the
7 Barbara Landry Meeting Room, 2nd floor, in Amherst Town Hall, 2 Main Street, Amherst, NH 03031.
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9 In attendance were Jamie Ramsay, *Chair*; Tracy Veillete, *Vice Chair*; Sue Clark, *Secretary*; Sally Wilkins;
10 *Planning Board Representative*; Helen Rowe; Jeanne Rosenblatt, *Alternate*; Thomas Grella; *Board of*
11 *Selectmen Representative*; Christopher Hall, *Alternate*; Bruce Fraser Also in attendance was Colleen
12 Mailloux, Community Development Director.
13

14 Jamie called the meeting to order 7:10 pm. Jamie introduced members of the Commission to the
15 applicants and reported that the Commissioners conducted site walks for all applications just prior to
16 the meeting.
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18 **Case #: PZ6006-040115 – James & Sarah Warren – 7 Davis Lane, PIN #: 017-012-000 – Request to**
19 **expand both sides of the existing deck by 6 feet.**
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21 Present: James & Sarah Warren, homeowners.
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23 Jamie questioned whether the existing roof would remain in place but added to on both sides up to the
24 corner board on either side of the house. He thought that it would be suitable by building standards.
25 Mr. Warren stated “yes”. Chris stated that he thought it would be a great improvement.
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27 Sue questioned whether the screen door would be PVC or wood. The owner stated it would be wood
28 but added that they haven’t chosen a particular door yet. Sue thought this would look great.
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30 Jamie stated that this was a contributing property, house # 12 on the National Register of Historic
31 Places. Mr. Warren stated that sometime in the 1930’s, the second floor was added to the house with
32 a one story porch.
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34 Hearing no other comments or questions from Commissioners, he called for findings to the case.
35

36 FINDINGS:

- 37 1. Contributing Property – House # 12 on National Register of Historic Places.
38 2. Expansion will be appropriate to the style and age of the house.
39 3. Will not be visible.
40 4. Will be more natural.
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MOTION: Helen motioned to approve the application as presented with the condition that it has a wood screen door and 6' addition with roof in place, Tracy 2nd. *VOTE: All in favor.*

Jamie described the 20-day appeal period for the approval and stated that work done prior to the 20-days would be done at their own risk.

Case #: PZ6020-040715 – Christopher & Stephanie Hall – 1 Davis Lane, PIN #: 017-015-000 – Installation of a Kohler 20KW Residential Generator.

For the record, Chris Hall recused himself as a member of the Historic District Commission as he is the applicant and owner of the property.

Present: Chris Hall, homeowner.

Mr. Hall stated that he was planning on installing a “whole house” generator which would be virtually non-visible from public view. He stated that he placed a rubber-made dummy structure in place to show Commissioners what the area would look like when a generator would be in place and what it would look like to neighbors. He also requested approval for the installation of a 1000 gallon underground propane tank to replace the existing above ground tank that is currently visible from Davis Lane. He said that the new tank will be installed in a similar location to the existing tank and within proper specifications and regulation setbacks.

As part of his application, he provided photos showing that the proposed area for the generator could not be seen from Davis Road and would be located behind the existing pool fence. He stated that the most visible areas would be from the Galinson’s property (13 Carriage Road) and that would essentially only be during the winter months. Mr. Hall stated that trees in the area were virtually “dead” and would be removed. Jamie questioned whether all the trees would be removed. Mr. Hall stated “yes”.

Jamie stated that this was all noted on the site walk and was satisfied with the application. He called for findings for this case.

FINDINGS:

1. House #14 on the National Register of Historic Places.
2. Very minimum visibility for public view.
3. The above ground tank will be removed and replaced with an underground tank.

MOTION: Sally motioned to approve the application as submitted, Tom 2nd. *VOTE: All in favor.*

Case #: PZ6083-042715 – Rick & Barbara Closs – 122 Amherst Street, PIN #: 005-055-000 – Construction of new single family residence.

Jamie stated that because this is an unapproved lot, he read the parcel identification number as 005-055-000 into the record.

87 Present: Rick & Barbara Closs

88
89 Mr. Closs stated that he was delighted to have the opportunity to be back before the HDC and to have
90 the Commissioners look at his house drawings. He said that their plan was to construct a Net Zero
91 home which would provide excellent insulation year round

92
93 He stated that as part of his application, he provided each Commissioner with architectural drawings
94 showing the location plan, site layout plan, basement and first floor plans, elevations and wall sections.

95
96 Drawing L1 – Location Plan:

- 97 1. Color to compliment the area – picked warm colors.
98 2. Materials will be composite – fiber cement so bugs cannot eat it.
99 3. Plan included all surrounding abutters.

100
101 Jamie asked if they were aware that wood materials are required in the Historic District. Tom stated
102 that there was a previous case where the HDC approved vinyl in back and wood in front.

103
104 Drawing L2: Site Layout Plan:

- 105 1. Amherst Street on East side.
106 2. Half of the lot is wooded.
107 3. Cherry tree & birch trees to be kept.
108 4. Perfect southern view.
109 5. Driveway somewhat changed.
110 6. Trees along the rock boundary to west and north – old oaks not to be touched – will have an
111 arborist available to make sure they are protected.
112 7. Will provide well illumination in area.
113 8. The windows will be double hung Marvin or Pella windows.
114 9. 30 Cells placed on roof for electricity.
115 10. Asphalt roof – will be dark gray.

116
117 Discussion followed concerning the height of the cells on the roof and the window materials. Jamie
118 asked what the windows would be made of. Mr. Closs stated that if it needed to be wood, it will be
119 triple glazed. Mr. Closs stated that his architect wanted to use a metal roof with dark cells.

120
121 Drawing A1.O: Basement Plan:

- 122 1. Walk out basement proposed to include wood working shop.
123 2. Lower right – gable end over basement door to include muntins.

124
125 Sally & Tracy both felt that muntins were appropriate for the Village. Jamie asked why the roof pitch
126 was so low. Mr. Closs stated that it was defined by the solar cells but the pitch could be changed.
127 Jamie stated that he thought the house looked like a ranch rather than a colonial which would be the
128 preference. Chris agreed and stated that he was struggling with the style of house too. He asked Jamie
129 how to make this house less contemporary, i.e. change of windows? Jamie stated that this proposal
130 was for a single story ranch.

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Chris stated that the HDC was in place since 1982 so there were houses built well before then and that it was the HDC's job to govern new and renovation construction – he asked whether there has ever been construction done with non-colonial features in the district. Helen stated that there was a home approved on Manchester Road that was fairly contemporary. She said that there were other changes along Amherst Street approved in the past that were not colonial but were in keeping with the style of the period of the house. She said the area is “mixed” and the Manchester home was surrounded by antique homes.

Chris asked whether there was anything that dictated styles of houses – he said he didn't want the HDC to be an “opinion committee”. If so there may need to be changes made to the ordinances.

Discussion followed concerning the necessity for a more historic character for the house and the HDC suggested that the design include a change in the roof pitch; incorporate muntins and crown moldings to the windows, add hayloft door to the garage and provide a colonial front and garage doors.

Sally recommended that they redesign the plans to include a more colonial feel to it; however, she said it sounded like the HDC cannot regulate materials. Chris stated that he strongly recommended not to have proposed vinyl siding.

Jamie reported that the next HDC meeting is scheduled for June 18th and that Mr. Closs should channel design changes through Colleen and Deb and meet with the HDC on that date. Jamie questioned whether they will need to blast to get down into the ledge. Mr. Closs stated that it was their preference to lower the house to keep the house low so blasting may be necessary. He stated that the house will be connecting to public water and will have buried power lines.

Mr. Closs stated that they will make every attempt to make the garage look like a barn with barn doors, change the pitch of the main house and include shutters on the windows. Jamie stated that there will be a 20-day appeal period from the date of approval to begin construction.

Hearing no other comments or concerns, Jamie called for findings to the case.

FINDINGS:

1. New construction for a single family residence.
2. House to be set back from the road.
3. Plan is to preserve substantial number of trees and stone walls.
4. Non-Contributing Property – New Construction.
5. Visibility will be minimal.
6. House to be in a mixed area setting.
7. The property is located in the extended historic district.
8. Limited visibility from public access and the abutters.

Jamie stated that trees were no longer under the HDC purview.

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MOTION: Sally motioned to approve construction as submitted with the condition that there will be improved historical elements in the design to be reviewed at a future meeting, Bruce 2nd.

Jamie clarified it that they were voting on approval to begin construction and that the house was not going to look as proposed in the plans displayed tonight. He said the footprint and foundation was fine.
VOTE: All in favor.

Case #: PZ6096-042915 – Rand & Linda Peck – 92 Boston Post Road, PIN #: 017-060-000 – Construction of 12’x18’ storage shed.

For the record, Sue Clark recused herself as she is an abutter to this property.

Present: Rand Peck, homeowner

Jamie began by stating that the applicant has asked for a change in the size of the storage shed from 12’x18’ to 12’x20’. Commission members had no problem with the change in size.

Mr. Peck stated that the barn/shed will be built behind and perpendicular to the garage with its west elevation end will face Boston Post Road and be set back 95 feet from the roadway. He stated that the shed will be of wooden construction including the trim and doors. He reported that the roof will be finished with architectural shingles. He said the purpose of the shed would be for storage.

Mr. Peck stated that his contractor will excavate an area one foot larger than the foot of the building for crushed stone. He said there will be plantings all around. Jamie questioned what the windows would be made of. Mr. Peck stated “wood”, however, he stated that there will not be window boxes or shutters because he wanted it to look like a barn. He said it was his goal to call it a barn and not a shed.

Jeanne questioned whether there would be electricity to the shed. Mr. Peck stated “yes” but not until later in the year and it would be a basic 200 amp service.

Tracy asked if he would consider adding windows. Mr. Peck stated that it was not an option as it does not come with windows.

Hearing no other comments or concerns, Jamie called for findings for this case.

- FINDINGS:
1. The house is # 56 on the National Register of Historic Places.
 2. Contributing Property.
 3. Shed will have barn look and will be detached from house.

218 MOTION: Chris motioned to approve the application as amended (12'x20' shed), Tom 2nd. *VOTE:*
219 *Voting in the affirmative were Jamie, Chris, Helen, Tom, Sally, Bruce, Tracy & Jeanne. Abstention: Sue*
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221 ***At this time, Sally left the meeting.***
222

223 OTHER BUSINESS
224

225 5 Old Milford Road:

226 David Farnham requested to be placed on the agenda for an informal discussion on concept plans for
227 an addition for a front porch at 5 Old Milford Road.
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229 Mr. Farnham was not in attendance. No discussion occurred.
230

231 Revised HDC Application Review:

232 Colleen presented a draft HDC application for the members to review and comment. Helen
233 recommended providing space for the applicant to include the historic house number. Colleen
234 requested that members review the application and provide feedback in order to make the application
235 process more user friendly.
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237 HDC Website:

238 Colleen stated that they are still working to improve the website. She reported that there has been a
239 transition in the building department. She said that Rick Keyes is no longer the town's building
240 inspector and because of this, code enforcement has "taken a back burner". She said applications
241 continue to move forward.
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243 Volunteer Handbook for the Town of Amherst, New Hampshire:

244 Colleen stated the Town of Amherst adopted a volunteer handbook and distributed copies where
245 members signed the acknowledgement copy. Colleen stated that the intent for the handbook was for
246 volunteers to conduct themselves professionally, recusing themselves if there is a perceived conflict of
247 interest and to have good attendance at meetings.
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249 Minutes:

250 April 16, 2015 – Bruce motioned to approve the minutes as written, Jamie 2nd. *VOTE: All in favor.*
251

252 Election of Officers:

253 Bruce motioned to maintain the same officers for the next year as follows, Helen 2nd:

254 Jamie – Chair

255 Tracy – Vice Chair

256 Sue – Secretary
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258 *Jamie recused himself from the vote.*
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260 *VOTE: Voting in the affirmative were Tracy, Chris, Helen & Bruce to appoint Jamie, Tracy & Sue as*
261 *officers for the coming year as stated above. Tom – voted “Yes” for Tracy as Vice Chair & Sue as*
262 *Secretary and “No” for Jamie as Chair.*

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264 Adjournment: Jamie motioned to adjourn at 9:30 pm, Tom 2nd. *VOTE: All in favor.*

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267 Respectfully Submitted,
268 Debra A. Butcher

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