

1                                   Town of Amherst, New Hampshire  
2                                   **Historic District Commission**  
3                                   **Minutes**  
4                                   **April 21, 2016**  
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6   The Amherst Village Historic District Commission met on **April 21, 2016 at 7:00 pm** in the Barbara  
7   Landry Meeting Room, 2nd floor, Amherst Town Hall, 2 Main Street, Amherst, NH 03031.  
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9   In attendance were Jamie Ramsay, *Chair*; Sue Clark, *Secretary*; Doug Chabinsky; Tom Grella, *Board of*  
10   *Selectmen Representative*; Bruce Fraser; Helen Rowe; *Alternate*; Charlie Duval; *Alternate*  
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12   CALL TO ORDER:

13   Jamie called the meeting to order at 7:00 pm.  
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15   OLD BUSINESS:  
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17   PZ7148-022216 – Country Mansion Condominium – 135 Amherst Street, PIN #: 005-018-000 –  
18   Presentation of new proposal for materials to be used on concrete wall.  
19

20   Present:

21   Charles Vars; Patty Farmer, President; Liz Hammond, Treasurer  
22

23   Mr. Vars began discussion by stating that on March 17, 2016, two motions were approved by the  
24   Commissioners to replace (29) garage doors and to rebuild a concrete wall. He presented pictures of  
25   the garage doors that were replaced to show the final outcome and how much better they looked and  
26   to report that residents at Country Mansion were very pleased with the results. However, upon  
27   further review of the concrete wall, he was present tonight with a new proposal for the collapsing  
28   retaining wall. He said that proposal involves utilizing all the current materials to be used to that were  
29   already on site.  
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31   Discussion followed regarding the construction criteria and the dimensions of the wall and drainage.  
32   Mr. Vars stated that he believed that the new wall would last more than 35 years. He said that the wall  
33   would be all brick and a drainage pipe would be inserted. Ms. Farmer stated that she is very pleased  
34   with what Mr. Vars is proposing as it would be less expensive.  
35

36   Jamie stated that this proposal would now be considered an “in kind” replacement and a well thought  
37   out plan as well as an improvement. Mr. Vars requested that the Commissioners allow the new  
38   Certificate of Approval to retain the same approval date as March 17, 2016. He also requested that  
39   Finding # 5 on the original Certificate of Approval be removed as it relates to a serious drainage issue  
40   that no longer exists. The Commissioners agreed.  
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43 Motion:

44 Doug motioned to approve the plan as presented, Tom 2<sup>nd</sup>. *VOTE: All in Favor.*

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46 Jamie motioned to allow Mr. Vars to carry on with last month's approval date of March 17, 2016 as the  
47 official timeline so he can start the project, Doug 2<sup>nd</sup>. *VOTE: All in favor.*

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49 NEW BUSINESS

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51 **Bruce Berry, Superintendent; Department of Public Works – Discussion of Manchester Road**  
52 **reconstruction project.**

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54 Jamie began by stating that Commissioners conducted a site walk just to view the Manchester Road  
55 areas of concern.

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57 Commissioners reviewed the drainage concerns along the Robert Melle homestead (east site of road).  
58 Director Berry stated that he plans to reconstruct Manchester Road this year and explained his  
59 intentions to install closed drainage on the hill (between Town Hall and the newly constructed bridge),  
60 channeling water runoff using aged granite and narrow the pavement 4 to 6 feet. No formal plans  
61 were presented and no vote was taken. The Commissioners agreed in principle with what Director  
62 Berry wanted to accomplish and voiced their support so he could move forward.

63  
64 **CASE #: PZ7229-031616 – Sandra Gagnon (Owner) – 150 Amherst Street, PIN #: 017-104-000 –**  
65 **Request for approval to repave and widen existing driveway to 22 feet up to garage.**

66  
67 Present: Sandra Gagnon, property owner

68  
69 Ms. Gagnon explained that her family has three cars and there is no room to fit all three cars on the  
70 current driveway. She requested approval to repave and widen her existing driveway by 22 feet up to  
71 the garage.

72  
73 Jamie stated that it looked like the new driveway would follow into the stoned area but not all the way  
74 and would be intersecting with the Right of Way. He stated that a permit would be required and  
75 approved by the Director of Public Works department before any construction of the access may begin.  
76 He instructed Ms. Gagnon to see Deb in the Community Development office to obtain an application  
77 and to file it with the Department of Public Works.

78  
79 Sue stated that she felt the Commissioners should move forward with the application as presented.

80  
81 Hearing no other comments or concerns, Jamie called for Findings for this case:

82  
83 FINDINGS:

- 84 1. This house is No. 104 on the National Registry of Historic Places.  
85 2. It is a contributing property.  
86 3. Highly visible.

- 87 4. Proposed work address is a safety issue onto Amherst Street – important point.  
88 5. Will be a substantial improvement – unifying the driveway and parking area.  
89

90 Hearing no other Findings, Jamie called for a motion:  
91

92 MOTION:

93 Doug motioned to approve the application as presented, Sue 2<sup>nd</sup>. *VOTE: All in favor.* Jamie described  
94 the 20-day appeal process to the applicant.  
95

96 **CASE #: PZ7275-032916 – John Bement (Owner) – 9 Courthouse Road, PIN #: 017-109-000 – Request**  
97 **for approval for the replacement of an existing fence which is in disrepair.**  
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99 Present: John Bement, Owner; Edward Bermingham, 11 Cross Street  
100

101 Sue began by stating that she witnessed the fence to be in disrepair at the site walk. Mr. Bement  
102 stated that he would like to replace the rotted fence with a new compliant fence from Gate City. He  
103 said it would be installed in the exact location of the existing one. Doug stated that he had no  
104 questions or concerns on this application. Jamie questioned whether the applicant planned on  
105 painting the fence. Mr. Bement stated “no”.  
106

107 Jamie asked if there were any questions or comments from abutters. Mr. Bermingham, 11 Cross  
108 Street, expressed support for the fence and was happy that it will be placed in the exact same location  
109 and distance from his property. He stated that he is planning on replacing his septic system in the  
110 future and wanted to ensure that there would be no issues with the location. Mr. Bermingham stated  
111 that Jim Sickler will use a probe to detect where the septic system is located.  
112

113 Hearing no other comments or concerns, Jamie called for Findings for this case:  
114

115 FINDINGS:

- 116 1. This house is No. 109 on the National Registry of Historic Places.  
117 2. House is highly visible but the fence is not.  
118 3. The fence is in extreme disrepair.  
119 4. Replacement of new fence will be installed in the same location as the old fence.  
120 5. New fence is appropriate with the style of the Village.  
121

122 Hearing no other Findings, Jamie called for a motion.  
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124 MOTION:

125 Doug motioned to approve the application as presented; Sue 2<sup>nd</sup>. *VOTE: All in favor.*  
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127 **CASE #: PZ7276-03216 – Patrick Jones (Owner) – 115 Boston Post Road; PIN #: 017-005-000 – Request**  
128 **approval to remove existing metal fencing and replace and extend with cedar fencing.**  
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130 Present: The homeowner(s) were not present.

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Jamie stated that the Commissioners conducted a site walk and observed where the twisted metal fencing would be removed and a new cedar fence would be installed and align itself with the existing cedar fencing on the property. Jamie stated that the metal fencing was an “attractive” nuisance.

Deb stated that she spoke with Library Director Amy LaPointe this week and was informed that the Library Trustees met on April 18<sup>th</sup> and agreed that they would take down the metal fencing if the Historic District approved the application.

Hearing no other comments or concerns, Jamie called for Findings to the case:

FINDINGS:

1. The house is No. 5 on the National Registry of Historic Places.
2. Fence is highly visible from Main Street and the Library.
3. Has obscured visibility.
4. Fence is appropriate for the Village.
5. The fence will have the same design and will continue along the fence line.

Hearing no other Findings, Jamie called for a motion.

MOTION:

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

MINUTES:

Tom motioned to approve the minutes of March 17, 2016 as written, Doug 2<sup>nd</sup>. *VOTE: All in favor.*

REORGANIZATION OF THE HISTORIC DISTRICT COMMISSION:

The Commissioners tabled this discussion until their June meeting. Sue commended Jamie for being Chairman and stated that Jamie has done a great job of carrying the HDC through some tough times.

COMMUNITY DEVELOPMENT DIRECTOR:

Tom reported that initial interviews have taken place in finding a replacement for Colleen. They will continue during the first week in May.

ADJOURNMENT:

Doug motioned to adjourn at 8:00 pm, Sue 2<sup>nd</sup>. *VOTE: All in favor.*

NEXT MEETING: *Thursday, May 19, 2016 at 7:00 pm.*

Respectfully Submitted,  
Debra A. Butcher