

43 fence. He stated that the unit would be installed internally within the basement of the house so it will
44 have no visible impact on the exterior of the house.

45
46 Chris H. referenced the ordinance (Article 6, Section 8) concerning exterior alterations and read the
47 ordinance into the record. He believed this met the “test”. Sue stated that this would be considered an
48 “addition”.

49
50 Hearing no other comments or concerns, Jamie called for Findings to this case:

51
52 FINDINGS:

- 53 1. This is property identification # 109 on the National Registry of Historic Places.
54 2. Contributing Property.
55 3. Visibility is limited.

56
57 MOTION:

58 Doug motioned to approve the application as submitted, Bruce 2nd. *VOTE: All in favor.*

59
60 **CASE #: PZ7488-052516 – David Hall & Rolf Biggers, 12 Middle Street; PIN #: 017-097-000** – Request
61 for approval to replace windows at the back of the building due to deterioration.

62
63 Present: Rolf Biggers

64
65 Jamie stated that Commission members viewed the windows to be replaced during their site walk.

66
67 Mr. Biggers began discussion by stating that those who attended the site walk were able to observe
68 the deteriorating windows built in 1940 in a barn with horse stables. His proposal is to replace the first
69 floor windows on the back elevation that can’t be seen. He stated that the building started off as a
70 hotel that has gone through a number of renovations through the years. He circulated several pictures
71 of its transformation.

72
73 Mr. Biggers stated that he is proposing to replace the windows with Pella Architect Series Hung with a
74 wood exterior (LX double, single and simulated hung), simulated divided light, and all wood with
75 muntins and will be the same as installed three years ago in front.

76
77 Mr. Biggers stated that the frame would consist of select softwood treated with a wood protection
78 formula to protect against termite damage. He said the windows will have a wood sash, weather
79 stripping, and a glazing system.

80
81 Doug questioned whether they will have historic sills. Mr. Biggers stated “yes”. He said it will be an
82 exact match as is in the front. He said they will perform better and he will actually see “snow” on the
83 muntin bars in the wintertime.

84
85 Chris H. referenced the ordinance (Article 6, Section 1) where it talks about existing elements. He
86 stated that these are not original windows and questioned whether this would be considered a

87 replacement in kind. Mr. Biggers stated that they were going from single pane windows to simulated
88 divided light. Chris H. asked how many windows would be replaced. Mr. Biggers stated “7”.

89
90 Having served on the Historic District Commission, Mr. Biggers provided possible findings for the
91 Commission to consider.

92
93 Hearing no other comments or concerns, Jamie called for Findings to this case.

94

95 **FINDINGS:**

- 96 1. The Commission accepted all 14 findings provided by Mr. Biggers (see attached).
97 2. Property #97 on the National Registry of Historic Places.
98 3. Contributing property.
99 4. Considered a replacement in kind and a window upgrade.

100

101 **MOTION:**

102 Doug motioned to approve the application as presented, Chris H. 2nd. *VOTE: All in favor.*

103

104 **CASE #: PZ7498-052616 – IGIM, LLC c/o John Dunn (Owner) – 110 Amherst Street, PIN #: 002-050-000**
105 – Request for approval for the construction of a new single family residence.

106

107 Present: Sam Katz & Eric Pearson, potential buyers; John Dunn (arrived at 7:30pm)

108

109 Mr. Katz and Mr. Pearson were present as potential buyers of the land and to follow the process in
110 obtaining all necessary permits from town boards.

111

112 Mr. Pearson stated that this property is scheduled to be heard on the Zoning Board of Adjustment
113 agenda on Tuesday, June 21, 2016 for the purpose of obtaining approval to construct a new dwelling
114 with a total floor area that exceeds the maximum square footage allowed under our zoning ordinance.

115

116 Doug questioned whether they reviewed the Historic District regulations. Mr. Pearson stated “yes”.
117 He presented plans and photos of their proposed single family dwelling to get approval on the house
118 design.

119

120 Doug stated that he observed two issues “right off the bat” that will not be suitable in the Historic
121 District – proposed vinyl siding and non-wood windows. He said the design needs to be appropriate to
122 the surrounding area and the plans do not fit with other houses in the Village area.

123

124 *John Dunn (Owner) arrived at the meeting at 7:30 pm.*

125

126 Sue questioned whether the applicants reviewed the ordinance, specifically Article 7, Section 5. She
127 read the ordinance into the record. Chris H. stated that Article 7, Section provides more clarification
128 on design requirements. He agreed that what they were proposing was a beautiful home; however,
129 the regulations were put into place to preserve the Village and this was not in line with the regulations.

130 Mr. Pearson stated that the lot is very restrictive and said he is proposing a new style cape design
131 “turned” sideways on the lot. He thought the design was “awesome”.
132
133 Doug agreed with Chris H. and added that he thought the style of the house was “weak” and not sure it
134 even complied with the regulations.
135
136 Jamie stated that this design is very different than anything you will see in the District and said that this
137 was not an appropriate design – it does not approach a Colonial design.
138
139 Sue stated that the materials proposed isn’t anything normally found in the District, i.e. shingles, stone,
140 etc.
141
142 Mr. Pearson asked whether the Board wanted to see a “standard” Colonial. Members stated “yes”.
143 Mr. Katz asked whether the house could be placed on the lot sideways. Helen said she didn’t think it
144 would be appropriate and that if allowed with this application, it would come back to haunt members
145 with future applications before them. She said it just wouldn’t look right.
146
147 Mr. Pearson asked the Commission how to move forward with his application. Chris H. recommended
148 he read Article 7 and come back to the Commissioners with an alternative plan. Doug suggested
149 adding construction details and materials to be used as well.
150
151 Mr. Pearson asked if color was a concern for the Commissioners. The Commissioners stated there are
152 no regulations concerning color requirements.
153
154 Mr. Pearson asked if there were any other considerations concerning the exterior, i.e. lighting,
155 hardware, etc... Doug stated that “all brick” would be appropriate. Mr. Pearson asked about having
156 the garage face the street. Sue stated that there are many homes in the District that have that.
157
158 Mr. Katz stated that he would like to have the garage doors resemble barn doors. Jamie stated that
159 the door doesn’t have to be wood – permitted uses could be insulated steel which is a great door.
160 Doug stated that the Commissioners accept fiber glass doors and side lights too.
161
162 Discussion followed concerning the windows. Doug stated that all wood construction with divided
163 light is recommended with fixed grills on the exterior. He stated that JELD-WEN windows are great.
164 Jamie agreed and said the Pella Architect Series is good too.
165
166 Mr. Katz asked about the front steps and whether granite steps would be acceptable. The
167 Commissioners stated “yes”.
168
169 Chris H. read abutter Adam Vaillancourt’s email into the record. His concern was with the potential
170 building impacting the driveway easement access to the land he owns behind both properties. Deb
171 stated that his email was sent to the Zoning Board of Adjustment too.
172

173 Mr. Dunn responded to the email and said that there is no impact to Mr. Vaillancourt's land. He said
174 there is over 10 acres and the driveway easement doesn't go over this lot in question at all. Doug
175 stated that the current plan is unacceptable to the HDC and he would like to give the applicants
176 another 30-60 days to come forward with a new plan.
177

178 MOTION:

179 Doug motioned that the plans submitted were unacceptable based on Article 7, Sections A&B and to
180 have the applicant come back with a more appropriate house design and table discussion to July 21,
181 2016 at 7pm. He stated that the applicant can submit new plans one week before, Tom 2nd. *VOTE: All*
182 *in favor.*
183

184 OTHER BUSINESS:

185
186 Certified Local Government: Present: Will Ludt
187

188 Mr. Ludt thanked the Commissioners for allowing him to meet with them. He stated that he was
189 present asking for HDC support and attendance at a joint "meet and greet" to be scheduled in
190 September and asked for permission to conduct this. He stated that the CLG (Certified Local
191 Government) came about in 1980 which allows towns like Amherst who have Historic Districts and
192 Heritage Commissions to work together with the New Hampshire Division of Historical Resources to
193 achieve goals for preservation through grants and other resources. He said Amherst is one of 21 towns
194 that belong to the CLG.
195

196 He stated that Amherst can get assistance from the State for education services and preservation of
197 historic places and that Amherst has received (2) CLG grants in the past. Jamie felt that this was a
198 great opportunity for the Historic District to achieve Amherst's goals in terms of historic preservation.
199

200 Minutes:
201

202 Jamie motioned to approve the meeting minutes of May 19, 2016 as written, Sue 2nd. *VOTE: Voting in*
203 *favor of the motion were Jamie, Sue, Bruce, Helen, Charlie, Chris H. & Chris B. Tom & Doug abstained.*
204

205 Historic Commission – Reorganization of the Board:

206 Jamie agreed to remain as Chairman and Sue agreed to remain as Secretary. Chris Hall agreed to be
207 Vice Chairman.
208

209 Adjournment:
210

211 Tom motioned to adjourn at 8:20 pm, Bruce 2nd. *VOTE: All in favor.*
212

213 NEXT MEETING: *Thursday, July 21, 2016 at 7:00 pm.*
214

215 Respectfully Submitted,
216 Debra A. Butcher