

1                                   Town of Amherst, New Hampshire  
2                                   **Historic District Commission**  
3                                   **Minutes**  
4                                   **November 17, 2016**

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6   The Amherst Village Historic District Commission met on **November 17, 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*; Chris Hall, *Vice Chair*, Bruce Fraser; Charlie Duval, *Alternate*;  
10   Chris Buchanan, *Alternate*; Tom Grella, *BOS Ex-Officio*

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12   Jamie requested to have Charlie Duval vote for Sue Clark and Chris Buchanan to vote for Doug  
13   Chabinsky.

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15   Staff in attendance: Gordon Leedy, Community Development Director

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17   **CALLED TO ORDER:**

18   Jamie called the meeting to order at 7:00 pm.

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20   **NEW BUSINESS:**

21   **CASE #: PZ8006-101416 – Tim & Lee Kachmar, 15 Mack Hill Road, PIN #: 020-022-000** – Request for  
22   approval to install an in-ground pool and 4' wooden picket fence.

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24   Present: Tim Kachmar, Homeowner; Charlie Vars, 17 Mack Hill Road

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26   Mr. Kachmar began by stating that it is his family's wish to install an in-ground swimming pool for the  
27   purpose of having "family fun" during the warm weather months. He stated that it would be located  
28   behind the existing 3-car garage/red barn to the Northeast of the house. He said he is proposing to  
29   construct a barrier fence in the style of a square picket wood fence at 48" high.

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31   Mr. Vars stated that he is a direct abutter to the applicant's home and is in full support of the  
32   application. Mr. Kachmar stated that he has received total support from other abutters as well.

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34   Jamie stated that during the site walk, he observed that public view was limited from some abutters on  
35   Mack Hill Road, however, the best view was from Charlie Vars' home.

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37   Mr. Kachmar stated that there will be no diving boards, slides or unnatural structures installed for the  
38   pool. He said it was his plan on installing lighting in the pool but nothing bright. Jamie stated that  
39   there was limited public view to his neighbors.

Community Development Director Gordon Leedy stated that this home is one of the oldest homes in the Village. He stated that the site of the proposed pool is largely not visible from the street or other properties even with the installation of the fencing which will act as a landscape screen.

Chris H. referenced Article 9 in the town's ordinance requiring the need to install a fence and listed the types as approved by the Historic District Commission. He said he was fine with these types of fences.

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

Findings:

1. Contributing Property - House #149 on the National Register of Historic Places.
2. House is highly visible.
3. Pool: Limited visibility.
4. No objections from abutters on both sides of the property.

Motion:

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

**66 Boston Post Road, Map 005-162-004 – Conceptual House Design Discussion**

Present: Lisa & Scott Viera – potential land buyers

Mr. & Mrs. Viera were present to discuss a conceptual house design to be built on Map & Lop # 005-164-004 and to obtain any historic guidelines for building a new home within the Historic District.

Jamie thanked the applicants and commended them for coming to the meeting. Mr. Viera provided house plans that they were proposing. He stated that they are lifelong Merrimack, New Hampshire residents, however, their son attends preschool in Amherst. He stated that they have been looking for a lot to build in Amherst for a while and it is their intention to relocate to Amherst.

Jamie stated that the house was not a colonial and felt it was not fitting in the Historic District. He said there are no other homes like this style in the HDC.

Discussion followed regarding styles and types of home suitable for the Historic District and in keeping with the character. Height, square footage & housing materials were discussed. Also discussed were window types where the Commissioners stated that there are many manufacturers who make windows that look great in the district.

Jamie stated that there are architects in Amherst who could design a home that would fit in the district and advised the Viera's not to walk away from the lot.

Tom questioned when the Viera's were looking to build. They stated they would like to finalize on a lot and house type by the spring.

Jamie again thanked them for reviewing their plans with the HDC and highly encouraged them to work closely with us. No action was taken by the Historic District Commission.

OTHER BUSINESS:

Certified Local Government Grant Program:

Present: Will Ludt

Discussion occurred regarding a grant program to encourage and expand local involvement in preservation-related activities. Members agreed that this would benefit both the Historic District and Heritage Commission and should be a top priority for the community.

Mr. Ludt invited Commission members to a meeting on December 8, 2016 at 7pm in the Brick School to tour the front foyer to see the possibilities that can be done to make that space a usable area for meetings and for the use as a small showcase of art and items of the Brick School's heritage. He stated that the tour will convene in the Community Room with light refreshments and friendly conversation with the Heritage Commission.

Minutes:

Deb explained that the computer laptop containing the October 20, 2016 draft meeting minutes is out for repair. She will have them ready for review at the HDC's December meeting.

ADJOURNMENT:

Sue motioned to adjourn at 8:40 pm, Chris B. 2<sup>nd</sup>. *VOTE: All in favor.*

Respectfully Submitted,

Debra A. Butcher