

TOWN OF AMHERST, NEW HAMPSHIRE
Historic District Commission
August 21, 2014

The Amherst Village Historic District Commission met on **Thursday, August 21, 2014, at 7:00 p.m.**

In attendance were Chairman Jamie Ramsay, Tracy Veillette, Helen Rowe, Sue Clark, Bruce Fraser, Doug Chabinsky, Alternate Jeanne Rosenblatt, Selectman's Representative Tom Grella. Also in attendance was the Commission's new recording secretary Debra Butcher. The Historic District Commission members welcomed Deb.

Jamie opened the meeting at 7:06 pm.

Continuation of Case # 5045-052814 - 10 North Adams LLC – 14 Manchester Road, PIN # 020-030-001 – to construct a new 4-bedroom, 2.5 bath colonial home with attached 2-car garage, driveway and site improvements.

For the record, Jamie recused himself from deliberation on this case as he was involved with the design proposal and was acting as a consultant only and not as a member of the Commission. Tom recused himself as he is a direct abutter to the property. Tracy acted as Chair for the case. Alternates Helen Rowe & Jeanne Rosenblatt will vote in place of Jamie & Tom.

Present: Gary Beaulieu, Property Owner; Consultant Jamie Ramsay; Abutter Tom Grella, 15 Manchester Road

On July 17, 2014, the Commission voted to table discussion in order to obtain information on the following:

1. Show underground wiring on the site plan.
2. Representation of the cut zones on the site plan (and trees that will be left)
3. Addition of abutters to the site plan.
4. Rendering of the driveway/appearance of the site from Manchester Road.
5. Consultation with the DPW regarding driveway permit requirements.

The Commission reviewed a memorandum received from Community Development Director Colleen Mailloux received today (copy on file). The memo contained a plan identifying the wetland boundary and proposed limits of tree clearing along the edge of the driveway. A driveway permit is required.

Jamie stated that he could help answer questions on behalf of the homeowner. He stated that the house plan was revised and reviewed by the Commission as requested and it seemed to be favorable. Jamie stated that the biggest concern with the abutters was with the site conditions, however, placement of the driveway seemed to be well understood. Jamie stated that the water mitigation plan was directed by the Zoning Board of Adjustment and a Conditional Use Permit was granted.

Tracy questioned whether there were any changes from the last site plan. Jamie stated "no". He said the owner met with the abutters and shifted the driveway 3-4 feet because of the water and was marked by the surveyor. Jamie stated that the abutter who had some issues was now in agreement with the plan. He also stated that the plan was deceptive in that it makes the building envelope spacious which it is not. He said that the plan was well designed as to "what to be put where because there is nowhere else on the property".

48 Helen asked to see what trees would remain on the property. Gary stated that Asplund met with him and did
49 a nice job with the trees. He stated that they currently have a buffer of trees and plans on keeping them. He
50 said that he was bound by deed restrictions. Tom stated that he was not aware of the location of the
51 driveway and that zoning should have been aware of this and explained at the first Commission hearing.
52

53 Discussion followed regarding the restricted zone and wetlands buffer. Tom stated that as long as
54 Community Development Director Colleen Mailloux has taken care of this, he had no other concerns. Tracy
55 reported that the house was approved. Helen stated that specific underground wiring was achieved and a
56 minimum amount of trees were to be cut. Jamie agreed that no trees were taken out.
57

58 Sue referred back to the minutes of July 17, 2014 and referenced lines 91-95 and all the concerns were
59 addressed by the applicant. The owner stated that he would provide as-builts to the Commission.
60

61 Tracy called for a vote to “un-table” items from the last meeting, Doug 2nd. *VOTE: All in favor.*
62

63 Doug motioned to approve the petition, Sue 2nd. *VOTE: All in favor.*
64

65 **Case # 5202-072414** – Amherst Garden Club, PIN #: 017-017-002 to continue curbing to sidewalk side on
66 common across from Moulton’s in conjunction with the DPW curbing project.
67

68 Present: Sue Alger, Representative for the Amherst Garden Club
69

70 Sue thanked the Commission for allowing her to present her request. She began discussion by informing the
71 Commission that the Garden Club is actively involved in maintaining a number of gardens in the town. She
72 stated that she was requesting approval to allow for approximately 42’ of curbing in order to prevent water
73 from washing away the soils where plantings are maintained. Jamie stated that curbing currently exists along
74 Boston Post Road.
75

76 Tracy questioned whether the proposal would involve the same curbing. Sue answered “yes”. She said it
77 would also be the same height. Sue stated that once approval is granted, it is the Garden Club’s intention to
78 bring in more top soil and compost over the winter months.
79

80 Jamie questioned whether salt was an issue with plants surviving. Sue replied “no”, however, they have lost
81 some. Discussion followed regarding the soil conditions. Tracy stated that she thought the area had an odd
82 shaped bed and asked who dictated that. She said it appeared to cut into the sidewalk. She asked that the
83 curbing be the same.
84

85 Jamie stated that he wondered if the pavement marking were driven by the width. Tom asked if the Garden
86 Club had the “blessing” of the Department of Public Works department. Sue stated “yes”.
87

88 Hearing no further comments or concerns, the Chair entertained a motion to approve the application as
89 presented. Doug made a motion to approve the application, Tracy 2nd. *VOTE: All in favor.*
90

91 **Case # 5206-072514** – William & Jeanne Ludt, 3 School Street – PIN # 017-081-000 – to install a ductless
92 air conditioning system.
93

94 Present: William & Jeanne Ludt, Property Owners
95

William began a discussion by thanking the Commission for their time in allowing them to come before them. He stated he is requesting approval to install air conditioning and heating units in his home in order to prevent them from needing to install five window air conditioning units in the summer months to make their home more attractive. William said that the actual heat pump and air conditioning unit would be positioned towards the backside of their existing barn and would be well sheltered in that location because of the lilac bushes and plantings. He said the pump would sit on a concrete pad.

William informed the Commission that he has spoken with his abutters who have expressed no concerns with the installation of the unit. He said that he has an electrician lined up to start within the next few weeks before the cold weather begins at which time that he would be using both the hot and cold units.

Jamie stated that this unit is smaller than most generators and air conditioning units. Discussion followed in which William described how the unit operated. Jamie felt that with all the plantings in the proposed location, the unit would be well hidden.

William believed that the unit was non-intrusive to the District and to his neighbors and said he worked with the contractor to make it as inconspicuous as possible.

Findings:

1. It is a contributing property.
2. The house is highly visible but the unit will not be.

Hearing no other comments or concerns, the Chair entertained a motion to approve the application as presented. Doug made a motion to accept the proposal, Tom 2nd. *VOTE: All in favor.*

Case # 5236-080114 – Dan & Jennifer Boggia, 24 Manchester Road – PIN #: 020-033-000 to replace all windows in living spaces and to remove trees.

Present: Dan Boggia, Property Owner

Dan stated that he was before the Commission requesting approval to allow the replacement of all windows in his house, replacement of the entry door, and the removal of trees (flagged on plan) on his property. He stated that his house desperately needed “love”.

Jamie stated that the house is not currently shown on the historic inventory and asked whether this property was actually in the Historic District and is a contributing property. Dan stated that his home is a 1964 Cape. Sue stated that it is in the Historic District, however, but not a contributing property if built in the 1960’s.

Dan stated that his intention was to replace all windows with Anderson 200 or 400 series double hung to include wood with exterior cladding (in white). He said that the grills would be between the glass and the trim to be field applied (5/4x4 PVC with PVC historic sills).

Jamie questioned what he would be using for the entry door and whether it would be an insulated fiberglass door. Dan stated “yes”. He said his plan was to replace the entry door with fiberglass construction and pre-hung in a wood frame and would be exactly the same size as the existing one.

Jamie stated that the use of this type of door was great, especially for a non-contributing property because capes have certain perimeters to stay with. He asked if the door would have four panels with two lights above. Dan stated “yes”. Jamie stated it would capture more light.

Jamie stated that he didn’t want to direct the design, however, he wanted to make some suggestions. He stated that if the door was serviceable and in good condition, it should be left because it is appropriate to the design. Discussion followed regarding types of doors in keeping with the general style. Dan stated that he would be doing a lot of the construction work and he would be open to having sidelights. Helen stated that she has a plain glass door and it allowed plenty of light in.

Discussion followed regarding the types of doors and windows proposed. Dan stated that he is proposing Anderson Windows with PVC trim and a door with fiberglass construction which would work in the Historic District. Sue stated that this is a 1964 Cape and not a contributing property.

Jamie provided a summary of the petition:

1. Windows – Applicant to use Anderson 200 or 400 series with simulated divided light.
2. Casing to be applied.
3. Applicant to begin work sometime next year. Jamie stated that he has no problem with issuing a conditional approval.

Helen requested to see the door. Jamie would like the drawing modified on the south elevation and the proposed entrance would be great. The Applicant wants to have wood shutters but may not be able to afford it right now. He wants the house to look the way it is supposed to.

Findings:

1. This property is located in the Extended Historic District.
2. House built Circa 1964
3. Tabled to next meeting 9/18/14

Sue asked to do the tree work first and approve them as part of the application.

Jamie made a motion to continue the application to next month (September) but further propose removal of trees be acceptable forthwith, Doug 2nd. *VOTE: All in favor.*

OTHER BUSINESS:

Case #5057-053014 – Brian & Alice Handwerk, 3 Manchester Road – PIN # 018-040-000 – Discussion of gable end details per condition of HDC Certificate of Approval (Case #5057-053014)

Present: Brian & Alice Handwerk, property owners; Cary Simmons, Architect

The hearing was continued from the HDC meeting on June 19, 2014 to review the proposed gable end details.

The Applicant provided a drawing showing a proposed window to fit the gable which would face Manchester Road. Cary stated that the other end would have a louver where the window would be for purposes of ventilation.

Doug stated that he would like to see the same on both gables so it would not be obtrusive. Jamie stated that you can never have too much ventilation – the issue would be with too little ventilation. Jamie recommended the applicant come back with windows. He accepted a motion on the findings:

1. This is a Pella architect series being proposed in the new construction.
2. Two gable vents – rectangular gable vents.
3. Triple windows with transoms above each window.

Doug made a motion to approve the application as stated, Tom 2nd. *VOTE: All in favor.*

Sidewalk Discussion

Doug made the Commission aware that the he became aware of a rumor that the sidewalk pavement along Boston Post Road to the Wilkins School bridge is possibly being constructed with concrete and not with asphalt which would be more acceptable to the Commission. He stated that the Commission needed clarification on this as construction could begin very soon. Jamie stated that concrete was very urban and granite would be more durable and appropriate.

Also, the Commission’s understanding that granite curbing would continue North on Boston Post Road and needed clarification whether this was still the plan. Discussion followed regarding Sunset Road and Boston Post Road and whether there were plans for that area.

Jamie agreed to reach out to Bruce Berry through an email and ask for clarification on sidewalk/curbing materials. He said granite would look better than asphalt. Helen stated that she would like to see all granite.

Richard Wallace – 23 Mack Hill Road – PIN# 020-002-000 - Discussion on window replacement & alteration of window opening.

No discussion occurred as the homeowner did not appear.

July 17, 2014 Minutes

Sue stated that the July 17, 2014 minutes were taken by Sally Wilkins. Jamie motioned to approve the minutes as written, Sue 2nd. *VOTE: All in favor – Tracy and Doug abstained.*

Adjourn

Jamie motioned to adjourn the meeting at 8:55 pm, Tom 2nd. *VOTE: All in favor.*

Respectfully Submitted,

Debra A. Butcher
Recording Secretary
Historic District Commission