

1 **TOWN OF AMHERST, NEW HAMPSHIRE**  
2 **Historic District Commission**  
3 **August 21, 2014**  
4

5 The Amherst Village Historic District Commission met on **Thursday, August 21, 2014, at 7:00 p.m.**  
6

7 In attendance were Chairman Jamie Ramsay, Tracy Veillette, Helen Rowe, Sue Clark, Bruce Fraser, Doug  
8 Chabinsky, Alternate Jeanne Rosenblatt, Selectman's Representative Tom Grella. Also in attendance was  
9 the Commission's new recording secretary Debra Butcher. The Historic District Commission members  
10 welcomed Deb.  
11

12 Jamie opened the meeting at 7:06 pm.  
13

14 **Continuation of Case # 5045-052814** - 10 North Adams LLC – 14 Manchester Road, PIN # 020-030-001  
15 – to construct a new 4-bedroom, 2.5 bath colonial home with attached 2-car garage, driveway and site  
16 improvements.  
17

18 *For the record, Jamie recused himself from deliberation on this case as he was involved with the design*  
19 *proposal and was acting as a consultant only and not as a member of the Commission. Tom recused himself*  
20 *as he is a direct abutter to the property. Tracy acted as Chair for the case. Alternates Helen Rowe & Jeanne*  
21 *Rosenblatt will vote in place of Jamie & Tom.*  
22

23 Present: Gary Beaulieu, Property Owner; Consultant Jamie Ramsay; Abutter Tom Grella, 15 Manchester  
24 Road  
25

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

- 27 1. Show underground wiring on the site plan.
- 28 2. Representation of the cut zones on the site plan (and trees that will be left)
- 29 3. Addition of abutters to the site plan.
- 30 4. Rendering of the driveway/appearance of the site from Manchester Road.
- 31 5. Consultation with the DPW regarding driveway permit requirements.  
32

33 The Commission reviewed a memorandum received from Community Development Director Colleen  
34 Mailloux received today (copy on file). The memo contained a plan identifying the wetland boundary and  
35 proposed limits of tree clearing along the edge of the driveway. A driveway permit is required.  
36

37 Jamie stated that he could help answer questions on behalf of the homeowner. He stated that the house plan  
38 was revised and reviewed by the Commission as requested and it seemed to be favorable. Jamie stated that  
39 the biggest concern with the abutters was with the site conditions, however, placement of the driveway  
40 seemed to be well understood. Jamie stated that the water mitigation plan was directed by the Zoning Board  
41 of Adjustment and a Conditional Use Permit was granted.  
42

43 Tracy questioned whether there were any changes from the last site plan. Jamie stated "no". He said the  
44 owner met with the abutters and shifted the driveway 3-4 feet because of the water and was marked by the  
45 surveyor. Jamie stated that the abutter who had some issues was now in agreement with the plan. He also  
46 stated that the plan was deceptive in that it makes the building envelope spacious which it is not. He said  
47 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 2<sup>nd</sup>. *VOTE: All in favor.*

62  
63 Doug motioned to approve the petition, Sue 2<sup>nd</sup>. *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 2<sup>nd</sup>. *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

96 William began a discussion by thanking the Commission for their time in allowing them to come before  
97 them. He stated he is requesting approval to install air conditioning and heating units in his home in order to  
98 prevent them from needing to install five window air conditioning units in the summer months to make their  
99 home more attractive. William said that the actual heat pump and air conditioning unit would be positioned  
100 towards the backside of their existing barn and would be well sheltered in that location because of the lilac  
101 bushes and plantings. He said the pump would sit on a concrete pad.  
102

103 William informed the Commission that he has spoken with his abutters who have expressed no concerns with  
104 the installation of the unit. He said that he has an electrician lined up to start within the next few weeks  
105 before the cold weather begins at which time that he would be using both the hot and cold units.  
106

107 Jamie stated that this unit is smaller than most generators and air conditioning units. Discussion followed in  
108 which William described how the unit operated. Jamie felt that with all the plantings in the proposed  
109 location, the unit would be well hidden.  
110

111 William believed that the unit was non-intrusive to the District and to his neighbors and said he worked with  
112 the contractor to make it as inconspicuous as possible.  
113

114 Findings:  
115

- 116 1. It is a contributing property.
  - 117 2. The house is highly visible but the unit will not be.
- 118

119 Hearing no other comments or concerns, the Chair entertained a motion to approve the application as  
120 presented. Doug made a motion to accept the proposal, Tom 2<sup>nd</sup>. *VOTE: All in favor.*  
121

122 **Case # 5236-080114** – Dan & Jennifer Boggia, 24 Manchester Road – PIN #: 020-033-000 to replace all  
123 windows in living spaces and to remove trees.  
124

125 Present: Dan Boggia, Property Owner  
126

127 Dan stated that he was before the Commission requesting approval to allow the replacement of all windows  
128 in his house, replacement of the entry door, and the removal of trees (flagged on plan) on his property. He  
129 stated that his house desperately needed “love”.  
130

131 Jamie stated that the house is not currently shown on the historic inventory and asked whether this property  
132 was actually in the Historic District and is a contributing property. Dan stated that his home is a 1964 Cape.  
133 Sue stated that it is in the Historic District, however, but not a contributing property if built in the 1960’s.  
134

135 Dan stated that his intention was to replace all windows with Anderson 200 or 400 series double hung to  
136 include wood with exterior cladding (in white). He said that the grills would be between the glass and the  
137 trim to be field applied (5/4x4 PVC with PVC historic sills).  
138

139 Jamie questioned what he would be using for the entry door and whether it would be an insulated fiberglass  
140 door. Dan stated “yes”. He said his plan was to replace the entry door with fiberglass construction and pre-  
141 hung in a wood frame and would be exactly the same size as the existing one.  
142

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

146  
147 Jamie stated that he didn’t want to direct the design, however, he wanted to make some suggestions. He  
148 stated that if the door was serviceable and in good condition, it should be left because it is appropriate to the  
149 design. Discussion followed regarding types of doors in keeping with the general style. Dan stated that he  
150 would be doing a lot of the construction work and he would be open to having sidelights. Helen stated that  
151 she has a plain glass door and it allowed plenty of light in.

152  
153 Discussion followed regarding the types of doors and windows proposed. Dan stated that he is proposing  
154 Anderson Windows with PVC trim and a door with fiberglass construction which would work in the Historic  
155 District. Sue stated that this is a 1964 Cape and not a contributing property.

156  
157 Jamie provided a summary of the petition:

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

162  
163 Helen requested to see the door. Jamie would like the drawing modified on the south elevation and the  
164 proposed entrance would be great. The Applicant wants to have wood shutters but may not be able to afford  
165 it right now. He wants the house to look the way it is supposed to.

166  
167 Findings:

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

171  
172 Sue asked to do the tree work first and approve them as part of the application.

173  
174 Jamie made a motion to continue the application to next month (September) but further propose removal of  
175 trees be acceptable forthwith, Doug 2<sup>nd</sup>. *VOTE: All in favor.*

176  
177 OTHER BUSINESS:

178  
179 **Case #5057-053014** – Brian & Alice Handwerk, 3 Manchester Road – PIN # 018-040-000 – Discussion of  
180 gable end details per condition of HDC Certificate of Approval (Case #5057-053014)

181  
182 Present: Brian & Alice Handwerk, property owners; Cary Simmons, Architect

183  
184 The hearing was continued from the HDC meeting on June 19, 2014 to review the proposed gable end  
185 details.

186  
187 The Applicant provided a drawing showing a proposed window to fit the gable which would face Manchester  
188 Road. Cary stated that the other end would have a louver where the window would be for purposes of  
189 ventilation.

190

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

- 194
- 195 1. This is a Pella architect series being proposed in the new construction.
  - 196 2. Two gable vents – rectangular gable vents.
  - 197 3. Triple windows with transoms above each window.
- 198

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

200

201 Sidewalk Discussion

202

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

208

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

212

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

215

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

218

219 No discussion occurred as the homeowner did not appear.

220

221 July 17, 2014 Minutes

222

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

225

226 Adjourn

227

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

229

230 Respectfully Submitted,

231

232 Debra A. Butcher  
233 Recording Secretary  
234 Historic District Commission