



**Town of Amherst, NH
Historic District Commission
FINAL MINUTES**

Barbara Landry Conference Room

Thursday, 17 August 2017, 7:00 PM

*Historic District Commission members in attendance were: Jamie Ramsay, Chairman;
Chris Hall, Vice-Chairman; Doug Chabinsky, Chris Buchanan, Tom Grella, BOS
Ex-Officio; and Sally Wilkins, Planning Board Ex-Officio.
Staff in attendance included: Simon Corson, Planner.*

I. Call to Order

Chairman Jamie Ramsay called the meeting to order at 6:55 PM.

II. Minutes: July 20, 2017; August 3, 2017 work session

*A MOTION was made by Mr. Doug Chabinsky and SECONDED by Mr. Chris Buchanan to
accept the July 20, 2017 minutes as submitted.*

Voting: 5 ayes, 1 abstention. Motion carried.

*A MOTION was made by Mr. Chris Hall and SECONDED by Ms. Sally Wilkins to accept
the August 3, 2017 work session minutes as submitted.*

Voting: 4 ayes, 2 abstentions. Motion carried.

III. CASE #: PZ8841-071117 – Elizabeth Hanlon, 135 Amherst Street #17, PIN #: 005-018-017 – Request for approval to replace (1) patio door and (5) two-panel slider window units.

Present: Elizabeth Hanlon, property owner

Mr. Ramsay explained that this unit is part of the Country Mansion condos.

Ms. Elizabeth Hanlon explained that her unit was built in 1980. She would like to replace what's currently there with better quality, more energy efficient items. The windows have some rot and only 2 of them currently function.

In response to a question from Mr. Hall, Ms. Hanlon stated that she will be keeping the style of the windows and door the same. The current windows are aluminum.

46 FINDINGS:

- 47 1. House is not a Contributing Property
48 2. Style of the proposed replacements is in kind and will have no impact on the existing
49 look
50 3. Unit is not visible from the public way
51

52 *A MOTION was made by Mr. Hall and SECONDED by Mr. Chabinsky to accept the*
53 *application as submitted.*

54 *Voting: all aye. No abstentions or objections. Motion carried.*
55

56 Mr. Ramsay explained to the applicant how the 20-day appeal process works, in case the
57 Historic Commission's decision was contested by an abutter or other party of interest.
58

59 **IV. CASE #: PZ8893-072617 – Property Owners, 99 Boston Post Road, PIN #:017-042-**
60 **000 – Request for approval to replace the garage door with a metal door.**
61

62 Present: property owner
63

64 The property owner explained that the current garage door is in pieces in their driveway.
65 Their intention for the home is to keep it as is and restore items if necessary. However, the
66 garage door shouldn't be considered "historic," as it was installed in the 1970's. Lizzie's
67 Garage Doors came to fix the current door but it then fell off entirely. He would like to
68 replace the door with a metal one with wood grain and paneling. He believes this to be "in
69 kind" to the house and in comparison with other homes in the neighborhood.
70

71 In response to a question from Mr. Ramsay, the property owner explained that Lizzie's
72 Garage Doors put the glass panels on the door in the 4th position, as to match the old doors
73 on the garage.
74

75 Mr. Hall stated that the Commission's regulations are unclear on the issue of garage doors.
76 In response to a question from Mr. Hall, the property owner explained that his choice for
77 use of synthetic materials comes from a concern for durability and safety. He wishes to
78 keep the historic nature of the home intact but doesn't believe that this sort of a
79 replacement for the garage door will detract from the history of the home.
80

81 Ms. Wilkins suggested amending the language of the application to make clear that the
82 synthetic material will have a wood-grain finish.
83

84 Mr. Hall stated that he would like to know the weight difference between a synthetic
85 garage door versus a wooden door.
86

87 Mr. Buchanan stated that the regulations should be addressed and amended to include a
88 decision about the specifications for garage doors. Mr. Chabinsky agreed.
89

90 Mr. Brad Engel, abutter at 4 Foundry St, stated that the current door was not attractive and
91 the proposed door will be an improvement regardless of its other merits.
92

FINDINGS:

1. House is on the National Registry, Lot #42
2. House is a Contributing Property
3. Proposed construction is highly visible
4. Proposed construction is not a replacement in kind, but does address safety issues

A MOTION was made by Ms. Wilkins and SECONDED by Mr. Hall to accept the application as submitted.

Mr. Chabinsky made an AMENDMENT to the MOTION stating that the application be amended to include wording about the wood-grain composite material, and specify the 4th panel window elevation.

Mr. Grella made an AMENDMENT to the MOTION stating that the weight factor difference between the composite material garage door and a wooden garage door also be documented.

Ms. Wilkins accepted the amendments to her original MOTION.

Voting: all aye. No abstentions or objections. Motion carried unanimously.

Mr. Ramsay explained to the applicant how the 20-day appeal process works, in case the Historic Commission's decision was contested by an abutter or other party of interest.

V. CASE #: PZ8898-072717 – David Henry, 33 Middle Street, PIN #: 016-009-000 – Request for approval to construct a 12'x16' addition to the rear of the home to be used as an office/den.

Present: David Henry – property owner; Keith Allen – builder on project

Mr. Henry explained that the addition to the rear of the home is needed for his consulting business. He wants to keep the addition in the spirit of the home, including keeping the current siding, windows and trim. There will be French doors leading out to the back.

Mr. Ramsay and Ms. Wilkins agreed that the addition will be an attractive improvement.

Mr. Hall stated that the construction can barely be seen by abutters due to foliage, except maybe seasonally. The property already has vinyl windows and doors.

FINDINGS:

1. House is on the National Registry, Lot #130
2. House is not a Contributing Property
3. Proposed construction will keep with the style of the home, including matching materials
4. Visibility of planned structure is limited to neighbors, and cannot be seen from the public access

A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Hall to accept the application as submitted.

140 *Voting: all aye. No abstentions or objections. Motion carried unanimously.*

141
142 Mr. Ramsay explained to the applicant how the 20-day appeal process works, in case the
143 Historic Commission's decision was contested by an abutter or other party of interest.

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145 **VI. 5 School Street – Christina Ferrari – Informal Discussion – Fence & Window**
146 **Restoration**

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148 Ms. Ferrari explained that they purchased the property in 2013 and expected to start with
149 routine maintenance. Every window in the house needs restoration. They want to keep the
150 original glass, but replace the rotted wood. The pulley systems are ok for most of the
151 windows, but some will need to be rehabilitated.
152 Their first project will be the front porch replacement, due to rot and mold. They will
153 match to the original materials.

154
155 Mr. Chabinsky explained that maintenance and replacements in kind don't need to come
156 before the Commission but the discussion is incredibly appreciated.

157
158 Ms. Ferrari stated that they will also need to replace the fence at some point in the future.

159
160 Ms. Wilkins suggested submitting one application to the Commission with all of the
161 planned projects, just for documentation and information purposes.

162
163 **VII. Nomination of Secretary**

164 *A MOTION was made by Mr. Hall and SECONDED by Mr. Chabinsky to name Mr. Chris*
165 *Buchanan as the new Secretary to the Historic District Commission.*

166 *Voting: 5 ayes, 1 abstention. Motion carried.*

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169 The Commission discussed what will be on the agenda of the next work session.

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171 **VIII. Adjournment**

172 *A MOTION was made by Mr. Buchanan and SECONDED by Ms. Wilkins to adjourn the*
173 *meeting at 8:17pm.*

174 *Voting: all aye; motion carried unanimously.*

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183 *Respectfully submitted,*
184 *Kristan Patenaude*