



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

Barbara Landry Conference Room

Thursday, 19 July 2018, 7:00 PM

*Historic District Commission members in attendance were: Jamie Ramsay, Chairman;
Chris Hall, Vice-Chairman; Sally Wilkins, Planning Board Ex-Officio; and Doug
Chabinsky.*

Staff in attendance included: Simon Corson – Planner; Kristan Patenaude.

I. Call to Order

Chairman Jamie Ramsay called the meeting to order at 7:03 PM.

**II. Eric Hahn, Department of Public Works – Discussion, 6 Manchester Road, Linda
Kaiser - Curbing**

Mr. Eric Hahn, Acting DPW Director, explained to the Commission that, after Manchester Road was worked on for several years, there is now a water issue going from the town road on the Kaiser property. A partial solution for the issue will require curbing. Mr. Hahn doesn't believe that granite curbing is practical for this project and is looking into cape cod asphalt berm. There will be approximately 60-70 feet of curbing. This is not precedent setting, as there are examples of this in the Village already.

In response to a question from Mr. Ramsay, Mr. Hahn explained that there is an existing catch basin in the grass near the driveway, but that it unfortunately hasn't fixed the problem. The plan is to start the curbing adjacent to the basin and curl it out with a tail piece, so that the water will go into it or be caught by the curb and brought downhill to the bridge.

In response to a question from Ms. Wilkins, Mr. Hahn explained that there is a spill-off area about 10-15 feet from the bridge, so that the water spills into the creek and doesn't pool on the bridge.

Ms. Linda Kaiser stated that she has had two builders who disagree with Mr. Hahn's idea on curbing. She believes granite curbing could be used on either side of the driveway to divert the water and then the driveway could be raised to be level with the road.

32 Mr. Hahn explained that he will work out a plan with Ms. Kaiser, but he would like an
33 approval from the Commission to use this type of curbing if that's what ends up needing to
34 happen.

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36 Mr. Corson stated that the Commission's regulations have information regarding the right of
37 ways in town to the extent that they provide character and integrity to the Historic District.
38 There is no vote on this project because the Commission doesn't rule on items of this sort.
39 There are clear regulations regarding curbing, but the group is always open to have the
40 discussion with Mr. Hahn regarding the progress of the project.

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42 The Commission, Mr. Hahn, and Ms. Kaiser debated the different ways for curbing to be
43 done on the property.

44
45 Mr. Ramsay suggested Ms. Kaiser and Mr. Hahn continue with their discussions in hopes of
46 coming to an agreement on the project. He also recommended that they consult the
47 Community Development Office, if necessary.

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49 **III. CASE #: PZ10033-062618 – Katherine Godin (Owner) – 11 Foundry Street, PIN #:**
50 **017-037-000 – Request for approval for the replacement of deteriorated windows and**
51 **front entry door.**

52
53 Present: Rudy Landry (Owner's father)

54
55 The application is to remove and replace 5 windows on the first floor of the property and
56 the front door.

57
58 Mr. Landry explained that the windows are in grim shape. They are probably 60-70 years
59 old. The full-length storm windows leak, as do the windows themselves.

60
61 Mr. Ramsay explained that the cape cod storm windows on the house are not original to it
62 and are ok to be replaced.

63
64 Ms. Wilkins explained that the owner might be surprised to find that the cost to restore
65 these windows could be cheaper than the cost to replace them. This will also allow them to
66 be weather-proofed, while still preserving the historic structure of the house.

67
68 In response to a question from Mr. Ramsay, Mr. Landry stated that the sashes are not in
69 great condition, but that the windows still go up and down. They are double hung. The jams
70 and casings are also not in great shape, and the sills are rotted on 3 or 4 of the 5 windows.

71
72 Mr. Landry explained that the windows they are proposing replacing the original windows
73 with are EnduraClad by Pella. These are wood windows clad with aluminum outside. The
74 door replacement is a fiberglass door with aluminum clad. The door will be painted; the
75 windows will not be.

77 Mr. Chabinsky explained that the regulations are clear, in that, on historic properties
78 replacements must be all-wood inside and out. There would have to be extenuating
79 circumstances for this to be waived for an applicant.
80

81 Mr. Landry explained that the state of the door is especially grim. It is a 29" wide door,
82 with side lights, and separate full-length storm windows. The door leaks and some of the
83 glass can't be seen out of. Mr. Chabinsky agreed that the door is in bad shape.
84

85 The Commission discussed with Mr. Landry that a wood frame with a fiberglass door
86 would be considered acceptable. Mr. Landry explained that the door they are looking to
87 replace the existing door with will probably be 32" with a side light on each side.
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89 Mr. Ramsay explained that the Commission would prefer to see a Craftsman style door,
90 with 6 panels.
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92 *A MOTION was made by Mr. Ramsay and SECONDED by Ms. Wilkins to table this case*
93 *until the Historic District Commission's September 20th meeting.*

94 *Voting: all aye; motion carried unanimously.*
95

96 *Ms. Wilkins exited the meeting.*
97

98 **IV. Pam Vosburgh & Bill Butler – 99 Boston Post Road, PIN #: 017-042-000 – Conceptual** 99 **discussion concerning repairs to windows, bulkhead door, roof, and cedar clapboards.** 100

101 Ms. Vosburgh and Mr. Butler detailed to the Commission the work that has already been
102 done to the property.

103 The bulkhead door is deteriorated. They have plans to replace it with a wooden door. Mr.
104 Ramsay explained that any replacements that will be in-kind are ok to proceed with.
105

106 Ms. Vosburgh stated that they will be receiving drawings for the air conditioning project
107 before going forward with any bids. The bathroom exhaust fan is currently blowing into the
108 attic and they're hoping to have it vented out the back of the house. The Commission
109 agreed that this would be fine, as long as the vent is on the back of the property.
110

111 Mr. Hall explained that, in terms of the location of vents and pumps, the owners should
112 concentrate on trying to keep them as invisible as possible from the street view, and as
113 quiet as possible for the neighbors.
114

115 Mr. Hall also pointed the owners towards the introductory guide to the Historic District and
116 the Commission's regulations/guidelines, in order to help them become prepared for any
117 questions they might have in the future.
118

119 **V. Other Business** 120

121 *A MOTION was made by Mr. Hall and SECONDED by Mr. Chabinsky to table the meeting*
122 *minutes from the June 21, 2018 meeting until the August meeting.*

123 *Voting: all ayes, motion carried unanimously.*

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125 *A MOTION was made by Mr. Hall and SECONDED by Mr. Chabinsky to table the*
126 *reorganization of the Historic District Commission until the next meeting.*

127 *Voting: all ayes; motion carried unanimously.*

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129 *A MOTION was made by Mr. Hall and SECONDED by Mr. Chabinsky to adjourn the*
130 *meeting at 8:53 p.m.*

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

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137 *Respectfully submitted,*

138 *Kristan Patenaude*

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