



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

**Barbara Landry Conference Room**

**Thursday, 20 September 2018, 7:00 PM**

1        *Historic District Commission members in attendance were: Jamie Ramsay, Chairman;*  
2        *Chris Hall, Vice-Chairman; Doug Chabinsky; Sally Wilkins; Bill Rapf; and Tom*  
3        *Grella, BOS Ex-Officio.*

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

5        **I. Call to Order**

6        Chairman Jamie Ramsay called the meeting to order at 7:01 PM.

7        **II. CASE #: PZ10033-062618 – Katherine Godin (Owner) – 11 Foundry Street, PIN #:**  
8        **017-037-000 – Request for approval for the replacement of deteriorated windows and**  
9        **front entry door, *Continued from July 19, 2018.***

10        Mr. Ramsay explained that this case has been withdrawn. It will be reintroduced in the  
11        spring.

12        **III. CASE #: PZ10313-082218 – Paul & Susan Spiess (Owners & Applicants) – 142**  
13        **Amherst Street, PIN #: 017-001-000 – Request for approval for the installation of a**  
14        **12'x10' garden shed.**

15        Present: Paul Spiess (Owner & Applicant)

16        Mr. Spiess explained that they purchased the home in 2010 and the current 8'x8' shed was  
17        there at the time. It has begun to age out due to weather conditions and use. He cannot  
18        currently store his ride-on lawnmower in the shed and it doesn't contain much storage  
19        space. He's proposing to increase the shed size to 10'x12'. The proposed shed was going to  
20        infringe upon his neighbor's lot line by about 4", so they went to the Zoning Board in order  
21        to get a variance for this. The proposed shed is a Reeds Ferry shed: all wood, cedar clad,  
22        asphalt shingle roof.

23        Ms. Wilkins pointed out that the staff report the Commission received a hard copy of  
24        indicates the incorrect information for this case.

- 33 FINDINGS:
- 34 1. Non-contributing property
- 35 2. Limited visibility from public ways.
- 36 3. Proposed materials and design are appropriate.
- 37 4. Massing is appropriate to the house.
- 38 5. Replacement/upgrade of an existing shed.
- 39 6. Applicant is making the proposed shed less non-conforming by moving it from the
- 40 neighbor's property line.

41

42 *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Grella to approve the*

43 *application, pending submittal of design details/documents (construction size, materials to*

44 *be used, etc); the Commission will defer to the review of the Chairman, and his approval, if*

45 *appropriate.*

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

47

48 Mr. Ramsay explained to the applicant how the 30-day appeal process works, in case the

49 Historic Commission's decision was contested by an abutter or other party of interest.

50      **IV. CASE #: PZ10369-082918 – Congregational Church, 11 Church Street, PIN #: 017-  
51            066-000 – Request for approval for the replacement of window sashes & (4) windows  
52            in rear ell of the parsonage.**

53      Present: Doug Topliffe (Ministry Coordinator, representative of the Church)

56      Mr. Topliffe explained that a tree fell on the roof in June. This has provided them a good  
57            opportunity to begin to do some work on the church, starting with some of the windows.  
58            Two (2) of the windows are probably from the 1960's and are not comfortable for the  
59            space. The other two (2) windows are probably original and face the other side of the  
60            property. One (1) of these windows is on the inside of the porch and the other is behind it.  
61            Neither are very visible.

62      The plan is to replace the windows with all wood windows and add a bit of insulation to  
63            hopefully make the room there more useable and energy-efficient. The Church is currently  
64            looking at three (3) manufacturers: Marvin, Trimline, and Jeld-Wen.

66      Mr. Chabinsky stated that simulated divided-light windows are acceptable, but that the  
67            Commission will need more specs on these proposed windows in order to make a decision.  
68            Mr. Chabinsky explained that the windows must be all-wood, simulated-divided is fine,  
69            and narrower (5/8" putty glaze) are best.

71      Mr. Topliffe stated that there is an additional window behind the others that has been  
72            boarded, but he wonders if the Commission would consider letting the Church add back in  
73            a similar window in that spot, as well. The Commission agreed that this would be a good  
74            idea.

76      In response to a question from Mr. Ramsay, Mr. Topliffe explained that this room is  
77            occupied by the Church minister.

79      **FINDINGS:**

- 80      1. Contributing property
- 81      2. National Registry #62
- 82      3. House – prominent view; Ell – limited visibility
- 83      4. Exterior trim on the windows looks original, with the exception of 1. Most being  
84            replaced are either not original, OR not visible.
- 85      5. Proposed replacement windows conform to the regulations.

87      *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Hall to approve the  
88            replacement of four (4) windows and the restoration of a fifth (5), blocked window –  
89            subject to the applicant submitting specs for the Chairman to review and give his final  
90            approval of.*

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

93      Mr. Ramsay explained to the applicant how the 30-day appeal process works, in case the  
94            Historic Commission's decision was contested by an abutter or other party of interest.

96      **V. CASE #: PZ10378-083018 – Bill & Jeanne Johnson (Owners & Applicants) – 11**  
97      **Manchester Road, PIN #: 018-038-000 – Request for approval to construct a 36'x36'**  
98      **modified post and beam barn with loft overhang over stall doors and paddock fence.**

100     Present: Bill Johnson (Owner & Applicant) & Jim Lehman (Contractor)

102     Mr. Johnson explained that the proposed barn is being built to hold dairy goats that are  
103     currently living in Maine.

105     Mr. Lehman stated that this will not be a true post and beam barn, but will resemble one.  
106     Two of the exterior walls will be insulated and a couple of the inside walls will be as well,  
107     because there will be no heat in the building. They will, instead, draw heat from the  
108     ground. There will be water lines for a sink and spigot, but no bathrooms. The exterior will  
109     be sheeted and the windows will be all wood. He will be designing and building the doors.

111     In response to a question from Mr. Ramsay, Mr. Lehman explained that they are proposing  
112     a metal roof, which will make the solar panels a bit easier to install. As luck would have it,  
113     the place on the roof that will give the best solar gain, is on the back, where they will be  
114     less visible.

116     Mr. Lehman stated that the siding will be board and batten – which is both better for the  
117     budget and more traditional.

119     In response to a question from Mr. Hall, Mr. Lehman stated that the small windows will  
120     hinge. The others will be solid wood, simulated light, 4 pane, and maybe 24"x24". Mr.  
121     Lehman stated that on the east side, in the uppers, there will be different windows. The two  
122     smaller ones will be double hung and the middle will be picture lighted, in the same style.

124     Mr. Chabinsky stated that the proportion of the proposed barn is off from what is normally  
125     seen in other barns around the area. Ms. Wilkins suggested this is because the proposed  
126     barn is square instead of rectangular. Mr. Chabinsky stated that, pictured next to the Cape  
127     house, this barn sticks out. He suggested considering the relative massing of it.

129     In response to a question from Mr. Rapf, Mr. Lehman explained that the roof is pitched for  
130     optimum solar gain (8/12 pitch).

132     Mr. Hall stated that he is used to seeing barns that are taller than they are wider, instead of  
133     square (36"x36'). The Commission discussed the different ways to mitigate the issue of the  
134     proportion, such as reducing it to 36'x28' (lengthxwidth).

136     Mr. Johnson explained that the inside is laid out with space for the goats and for storage.  
137     He believed he could lose some room in the aisle, but not as much as the Commission  
138     suggested.

139

140 Mr. Ramsay and the Commission suggested reducing the size of the barn to 30'x36'. Mr.  
141 Johnson and Mr. Lehman agreed to work on the proportions and bring all of the updated  
142 specs to the Commission.

143  
144 In response to a question from Ms. Wilkins, Mr. Johnson explained that there is a large  
145 white pine on the property that they believed couldn't be removed. However, if it's ok for  
146 the tree to be taken down, then they will be able to pull in the location of the barn, down  
147 the slope about 6-8'. Mr. Johnson stated that they will make sure the corner of the barn is  
148 as far away as the neighbor wants it to be from their house.

149  
150 The Commission discussed with the applicant outside lighting and a motion light for  
151 outside. Mr. Johnson agreed to provide the Commission with specs on the lights as well.  
152

153 *A MOTION was made by Mr. Chabinsky and SECONDED by Ms. Wilkins to table this case  
154 to a special session, to be held on September 27<sup>th</sup> at 7pm, during which time updated  
155 documents will be reviewed.*

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

157  
158 The Commission discussed with the applicant changing the application to mention removal  
159 of the tree. Mr. Hall requested that the applicant also come back with an updated  
160 differential of where the barn will lie to the house/road/neighbor's house once the proposed  
161 change is made.

## 163 VI. Minutes: August 16, 2018

164  
165 *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Hall to accept the  
166 meeting minutes from August 16, 2018 as submitted.*

167 *Voting: 4-0-2; motion carried. (BR, SW abstained)*

168  
169 The Commission discussed upcoming projects: to restore the windows in Town Hall, and  
170 to complete a new survey of the Historic District.

171  
172 *A MOTION was made by Ms. Wilkins and SECONDED by Mr. Hall to adjourn the meeting  
173 at 8:33 p.m.*

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

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176  
177  
178  
179 *Respectfully submitted,*  
180 *Kristan Patenaude*