



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

Barbara Landry Conference Room

Thursday, 16 May 2019, 7:00 PM

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

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

I. Call to Order

Chairman Jamie Ramsay called the meeting to order at 7:00 PM.

II. Item #3 of New Business on the agenda was taken up -

**CASE #: PZ11234-042219 – Parker & Alice Mitchell (Owners & Applicants), 16 Main
Street, PIN #: 017-008-000 – Request for approval to replace old degraded storm
windows & replace collapsing stockade fence.**

*A MOTION was made by Ms. Wilkins and SECONDED by Mr. Grella to open the case.
Voting: all aye; motion carried unanimously.*

*A MOTION was made by Ms. Wilkins and SECONDED by Mr. Grella to table this case
until the June 20, 2019 meeting.*

Voting: all aye; motion carried unanimously.

III. Item # 1 of New Business on the agenda was taken up –

**CASE #: PZ11235-042219 – Katherine Godin (Owner & Applicant), 11 Foundry
Street, PIN #: 017-037-000 – Request for approval to replace (5) windows and front
entry door.**

Present: Rudy Landry (Owner/Applicant's father)

Mr. Landry explained that he came before the Commission last July with a similar request, but is back with a revised application based on the feedback from the group. The application is to replace the front entry door with a 6 panel fiberglass door with 2 sidelights on either side. The sidelights frames will be wood without cladding, with 7/8" mullions.

33 In response to a question from Mr. Hall, Mr. Landry stated that the proposed sidelights will
34 be the exact same dimensions as what is currently there. The sidelight windows will be
35 insulated glass, with no storms. Mr. Landry is willing to submit spec sheets to the
36 Community Development office for the sidelights.

37
38 The Commission explained to Mr. Landry that the trim for the sidelights should be kept
39 simple and plain.

40
41 In response to a question from Mr. Hall, Mr. Landry stated that the threshold will be all
42 wood.

43
44 Chairman Ramsay explained that a fiberglass door is acceptable, as it will be more energy
45 efficient and will outlast an all wood door.

46
47 Mr. Landry explained that the proposed five (5) window frames will be left in place, with
48 only the window sashes being replaced with new ones. The new sash will be a replica of
49 the old ones. They be unpainted wood with 5/8" mullions. The glass will be insulated clear
50 glass.

51
52 In response to a question from Ms. Wilkins, Mr. Landry stated that he did not receive a
53 quote to restore each window, but believes it would be more expensive, time consuming
54 and cumbersome for him.

55
56 Chairman Ramsay stated that all-wood, double hung windows with upper and lower sashes,
57 SDL glazing, a 5/8" putty glaze profile, and a shadow bar between the panes of glass meets
58 the specifications from the regulations.

59
60 Ms. Wilkins stated that she believes the Heritage Commission might want to have the old
61 windows preserved.

62
63 FINDINGS:

- 64 1. Contributing property; National Registry #37
65 2. Highly visible, within 25ft of the road
66 3. Proposed changes are an upgrade and will add value to the home
67 4. Proposed window change is similar to the windows found at the house next door
68

69 *A MOTION was made by Mr. Hall and SECONDED by Mr. Grella to approve the*
70 *application with the submittal of the additional documents requested.*

71 *Voting: all aye; motion carried unanimously.*
72

73 Mr. Ramsay explained to the applicant how the 30-day appeal process works, in case the
74 Historic Commission's decision was contested by an abutter or other party of interest.
75
76

77 **IV. CASE #: PZ11217-041219 – Adrian & Rahel Menig (Owners & Applicants), 27**
78 **Middle Street, PIN #: 017-105-000 – Request for approval to replace (2) windows on**
79 **the 2nd floor with larger identically designed windows to meet egress requirements.**
80

81 Present: Adrian Menig (Owner & Applicant)
82

83 Mr. Menig stated that this area of the house may be used for guests or as an AirBnb. He is
84 requesting a home occupancy permit, but in order to receive it he must have larger, egress
85 sized windows. The proposal is to change the (2) windows from a size of 32"x28" to
86 36"x32".
87

88 In response to a question from Mr. Hall, Mr. Menig stated that he is willing to keep the
89 three (3) windows there symmetrical in height, if that is preferred.
90

91 Town Administrator Dean Shankle explained that the fire chief inspected the property and
92 stated that the owner can use it for home occupancy if he meets the egress requirement. Ms.
93 Wilkins stated that this appears to be an after-the-fact application to meet the egress
94 requirements, as the home occupancy was already approved by the Planning Office. Town
95 Administrator Shankle explained that if the proposed egress windows are not approved
96 then the owner's home occupancy permit goes away.
97

98 Chairman Ramsay stated that this is a preexisting non-compliant/conforming condition.
99

100 Mr. Hall stated that the original windows are not historic to the property. Regardless of the
101 purpose for the windows, he doesn't believe that replacing them with larger windows
102 detracts from the historic value of the property.
103

104 The Commission considered whether all three (3) of the windows should be replaced in
105 order to make the change look more aesthetically appealing. The Commission discussed
106 whether this approval would be precedent setting. Mr. Hall argued that the windows are not
107 historic, are on the back of a barn, and don't meet the egress requirements for size.
108

109 **FINDINGS:**

- 110 1. Contributing property; National Registry #105
- 111 2. Proposed change is not on the original historic property, but on the additional barn
112 structure
- 113 3. Proposed windows are on the back of the property and are not historic to the barn or the
114 property
- 115 4. Structure is moderately visible from Middle Street, approximately 40-50ft from the road
- 116 5. Structure is highly visible from the adjacent property.
117

118 *A MOTION was made by Mr. Hall and SECONDED by Mr. Rapf to approve the amended*
119 *application, requiring that all three (3) windows be replaced for symmetrical aesthetics,*
120 *and for all three (3) to be the same height.*

121 *Voting: 2-2-1; motion fails. (TG, JR opposed; SW abstained)*
122

Mr. Menig stated that he would like to withdraw his application. Making the proposed size changes to all three (3) windows is too expensive for him. He will pursue putting in a sprinkler system in replacement for the egress.

V. CASE #: PZ11265-041619 – Katherine & Brendan Farrell (Owners & Applicants), 84 Boston Post Road, PIN #: 017-057-000 – Request for approval to replace shutters, exterior door, and lighting fixtures.

Present: Katherine Farrell (Owner & Applicant)

Ms. Farrell stated that the application is to replace shutters which are falling off of the house, the main side door, and three (3) mismatched lighting fixtures.

In response to a question from Mr. Hall, Ms. Wilkins stated that the visibility of the proposed side door to be replaced is minimal. Ms. Farrell stated that they would like to maintain the original front door on the property and replace the side door to make it match the front door.

Ms. Wilkins stated that all of the proposed changes will be upgrades to the house and will fit it as a historic property. Mr. Ramsay stated that he would like to see the spec sheet for the fiberglass door; it could be made to almost match the finish of the all-wood door in front.

FINDINGS:

1. Contributing property; National Registry #53
2. Proposed door replacement is barely visible from the street
3. Proposed door replacement is similar to the existing front door
4. Existing shutters are in significant disrepair and a replacement is advisable; replacement will change nothing visually
5. Proposed light fixtures are consistent and appropriate to the house

A MOTION was made by Ms. Wilkins and SECONDED by Mr. Hall to approve the application as submitted, with specs for the replacement fiberglass door to be submitted to the Planning Office; approval is conditional to the approval of said documents by Chairman Ramsay.

Voting: all aye; motion carried unanimously.

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

VI. Other Business

1. Conceptual Discussion - Dave Salvage, 97 Boston Post Road

Mr. Savage explained that he would like to discuss with the Commission a change to the privacy fence at the back of his property. He would like to replace the fence with a 6' solid fence. He would replace any additional fencing behind it with a 2-rail ground fence.

Ms. Wilkins stated that the regulations technically don't approve of "privacy fences." This property already has one and she believes the proposed change would make it even more like a wall.

In response to a question from Mr. Hall, Mr. Savage stated that the fence creates a secluded courtyard. It is also easier to let their dog outside and is safer for children. The fence was one of the selling points of the property to them.

Mr. Hall stated that this proposal would make the property more compliant with the regulations, as the owner is willing to put up less of the proposed fencing and make it cap style.

Chairman Ramsay stated that part of the magic of the Village is a feeling of openness and flow, which privacy fences tend to disrupt.

Mr. Savage explained that he could also just re-do the stockade fence that is currently there and not need to come before the Commission as it would be a replacement in kind.

2. Minutes – March 21, 2019, April 18, 2019

A MOTION was made by Mr. Grella and SECONDED by Chairman Ramsay to approve the meeting minutes of March 21, 2019, as amended.

Voting: 3 ayes, 2 abstentions; motion carried.

A MOTION was made by Chairman Ramsay and SECONDED by Mr. Hall to approve the meeting minutes of April 18, 2019, as amended.

Voting: all aye; motion carried unanimously.

Mr. Simon Corson stated that there will be a meeting with the preservation company by phone next Tuesday at 9am. The company is at the halfway point in the process and will be updating the group with their progress. This will be posted as a public meeting and he hopes many from the Commission can attend.

Mr. Corson also stated that he would like to be on the Commission's next agenda to present to them the Historic Resource Survey from 2009 that has been made tabular.

Town Administrator Shankle stated that four individuals were interviewed for the Community Development Director position. The Board of Selectmen will be interviewing the candidate recommended by the group on Monday.

The meeting was adjourned at 8:47 p.m.

*Respectfully submitted,
Kristan Patenaude*