



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

**Barbara Landry Conference Room**

**Thursday, 21 March 2019, 7:00 PM**

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

**I. Call to Order**

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

Mr. Buchanan provided an update on a pilot project for installing two lanterns in the Historic District on a Town Common.

**II. CASE #: PZ11052-022119 – Pamela Vosburgh & William Butler, 99 Boston Post Road, PIN #: 017-042-000 – Request for approval to replace window frames & cornices.**

Present: Pamela Vosburgh & William Butler

Ms. Vosburgh explained that their application requests to replace a window frame to match an original window. Ms. Vosburgh stressed that she is open to the guidance of Commission and wishes to avoid creating a false history for the property.

There was general agreement from the Commissioners that matching the original window would be appropriate in this case.

*A MOTION was made by Ms. Wilkins and SECONDED by Mr. Buchanan to approve the proposed work as submitted.*

**FINDINGS**

1. Contributing property #42
2. Highly visible property
3. Preserves original windows

*Voting: all aye; motion carried unanimously.*

34 **III. CASE #: PZ11051-022119 – Gerald Zimmer, 6 Davis Lane, PIN #: 005-096-002 –**  
35 **Request for approval to extend the width of the existing paved driveway from 16 feet**  
36 **to 20 feet.**

37  
38 Present: Gerald Zimmer

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40 Mr. Zimmer explained the reasoning behind his request to extend the width of his  
41 driveway. Mr. Zimmer mentioned that his neighbor Jim Emmond at 8 Davis Lane has no  
42 objections to the project.

43  
44 There was a brief discussion about the existing paved driveway's configuration.

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46 *A MOTION was made by Mr. Chabinsky and SECONDED by Ms. Wilkins approve this*  
47 *case as submitted.*

48  
49 **FINDINGS:**

- 50 1. Non-contributing property #50  
51 2. Minor change in profile  
52 3. Improves the appearance of the property  
53 4. Appropriate match to the streetscape  
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55 *Voting: all aye; motion carried unanimously.*  
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57 **IV. CASE #: PZ11073-022819 – Adrian & Rahel Menig, 27 Middle Street, PIN #: 017-**  
58 **105-000 – Request for approval to construct a 24' wide x 35' long x 23' high barn.**

59  
60 Present: Adrian Menig

61  
62 Mr. Ramsay explained that the applicant presented this project to the Zoning Board of Adjustment  
63 on Tuesday, March 19<sup>th</sup> and the case was tabled.

64  
65 Mr. Menig began by thanking the Commission for their guidance during the two conceptual  
66 meetings he attended prior to submitting his formal application. Mr. Menig shared the changes he  
67 has made to his design based on the advice he received from the Commission. The applicant also  
68 discussed the comments he received from the Zoning Board of Adjustment. Mr. Menig has had  
69 conversations with several of his abutters. From these conversations, it is known that the neighbors  
70 prefer the first or second location proposed in this application.

71  
72 There was some conversation about procedure, as the applicant needs approval from both the  
73 Zoning Board of Adjustment and Historic District Commission. The project is also impacted by a  
74 Zoning Ordinance change that allows detached accessory dwelling units by right. Town residents  
75 voted this Zoning Ordinance change into law on March 12, 2019.

76  
77 Mr. Buchanan pointed the Commission to Article II, C and G.

78 *Article II – General Criteria, C: “The scale and general size of new construction in*  
79 *relationship to existing surroundings, with consideration of such factors as height, width,*  
80 *street frontage, number of stories, roof type, (windows, doors etc.), and architectural details”*

Article II – General Criteria, G: *“These regulations shall be most strictly enforced for structures, facilities, and conditions within public view. The public view shall include neighboring properties to the extent that the structure, facility, or condition may be reasonably observed from neighboring property”*

Mr. Buchanan explained that the Commission should consider scale and general size of the proposed structure with special care because the property is visible to the public. Mr. Buchanan went on to thank the applicant for reaching out to his abutters to gain their feedback.

In response to Mr. Buchanan, Mr. Chabinsky discussed the guidance the Commission has offered the applicant regarding massing. Lowering the roofline and removing the cupola were highlighted as important design elements. Ms. Wilkins mentioned that is not ahistorical for a property to contain a barn that is larger than the primary structure. Mr. Ramsay added that the applicant lessened the pitch of the roof following advice offered by the Commission.

Mr. Ramsay asked for comments from the public.

Tori Burke from 29 Middle Street said that first or second location would have no impact on the view from her property. Ms. Burke explained that she would be disappointed if the Commission approved the third location of the proposed structure. The third location would block her view of significant properties within the Historic District. In response to Mr. Ramsay, she added that the first option would be best for her property.

Dave Salvas from 149 Amherst Street stated that he is supportive of either the first or second proposed location.

Parker Mitchell from 16 Main Street echoed the thoughts of his neighbors asserting that first location is his preference, and the second location would also be acceptable.

#### FINDINGS:

1. Contributing property #105
2. Highly visible primary structure and property
3. Building and massing appropriate
4. Proportionate to the primary structure
5. Form and style of the windows are appropriate
6. Construction materials are appropriate
7. Screening of outdoor appliances acceptable

*A MOTION was made by Mr. Chabinsky and SECONDED by Ms. Wilkins to approve the proposed plan in the first or second location with the peak of the roof to be no more than 23 feet above the garage floor with the outdoor appliances screened by lattice and landscape plantings.*

*Mr. Ramsay added a condition that during the Building Official’s review process, he will review the construction details.*

Mr. Ramsay reiterated that he wants very close communication with the Building Official during his review and approval. Mr. Ramsay continued that he did not want to address the proposed structure after it is built differently than the approval because that would be a

violation. Mr. Ramsay stated that based on prior experience, if this proposed structure is built and is out of compliance, the Town will not spend the money to support the Historic District Commission in correcting a violation.

*Voting: 4-1; motion carried. (TG opposed)*

Ms. Wilkins departed at 8:30pm.

**V. CASE #: PZ10984-013119 – Shaheen Properties LLC (Owner), 148 Amherst Street – Walt’s Service, PIN #: 017-103-000 – Request for approval to install a business sign to identify the business and phone number. Continued from February 21, 2019.**

*A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Ramsay to untable this case until the March 21, 2019 meeting.*

*Voting: all aye; motion carried unanimously.*

*A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Ramsay to table this case until the April 18, 2019 meeting.*

*Voting: all aye; motion carried unanimously.*

**VI. Other Business**

**1. Minutes – February 21, 2019**

*A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Buchanan to approve the meeting minutes of February 21, 2019 as written.*

*Voting: all aye; motion carried unanimously.*

*A MOTION was made by Mr. Grella and SECONDED by Mr. Buchanan to adjourn the meeting at 8:50 p.m.*

Respectfully submitted,  
Simon Corson