

TOWN OF AMHERST
Historic District Commission

November 19, 2020

APPROVED

1 In attendance: Chris Hall, Doug Chabinsky, Bill Rapf, and Tom Grella – Ex-Officio,
2 Staff present Natasha Kypfer – Town Planner, and Kristan Patenaude – Minute Taker.
3

4 Chris Hall called the meeting to order at 7:01 p.m. and read the following statement: I find
5 that due to the State of Emergency declared by the Governor as a result of the COVID-19
6 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to
7 Executive Order 2020-04, as extended by various Executive Orders, this public body is
8 authorized to meet electronically.

9 Please note that there is no physical location to observe and listen contemporaneously to this
10 meeting, which was authorized pursuant to the Governor's Emergency Order.

11 However, in accordance with the Emergency Order, I am confirming that we are:
12 Providing public access to the meeting by telephone, with additional access possibilities by
13 video or other electronic means:

14 We are utilizing Zoom for this electronic meeting.
15

16 All members of the Commission have the ability to communicate contemporaneously during
17 this meeting through this platform, and the public has access to contemporaneously listen
18 and, if necessary, participate in this meeting through dialing the following phone #312-626-
19 6799 and password 832 2464 9882, or by clicking on the following website address:
20 <https://zoom.us/j/83224649882> that was included in the public notice of this meeting.
21

22 Providing public notice of the necessary information for accessing the meeting:

23 We previously gave notice to the public of the necessary information for accessing the
24 meeting, including how to access the meeting using Zoom or telephonically. Instructions
25 have also been provided on the website of the Planning Board at: www.amherstnh.gov.
26

27 Providing a mechanism for the public to alert the public body during the meeting if there are
28 problems with access: If anybody has a problem, please call 603-341-5290.
29

30 Adjourning the meeting if the public is unable to access the meeting:

31 In the event the public is unable to access the meeting, the meeting will be adjourned and
32 rescheduled.
33

34 Please note that all votes that are taken during this meeting shall be done by roll call vote.
35

36 Let's start the meeting by taking a roll call attendance. When each member states their
37 presence, please also state whether there is anyone in the room with you during this meeting,
38 which is required under the Right-to- Know law.
39

40 **Roll call attendance: Tom Grella, Doug Chabinsky, Bill Rapf, and Chris Hall; all**
41 **alone and present.**
42
43
44

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OLD BUSINESS:

- 1. CASE #: PZ13185-093020 –Lynda Tracey (Owner & Applicant) & Bryan Norwalt (Applicant), 98 Amherst Street, PIN #: 005-044-000–Request for approval to build a new deck due to unsafe condition of existing one. Tabled from October 15, 2020**

Bryan Norwalt and Lynda Tracey presented the case.

Bryan Norwalt explained that the old deck, off the right side of the house, is unsafe. He is proposing to remove it, replace the existing supports, and build a new deck. He explained that the Town Building Inspector has come by his house to see his work on the deck and has given him all of the parameters necessary to make the structure safe and sound.

In response to a question from Doug Chabinsky, Bryan Norwalt stated that the proposed deck will have a larger footprint than the previous deck.

Bryan Norwalt explained that the post heights will be: 8.6', 6.3', and 4.7'.

In response to a question from Doug Chabinsky, Bryan Norwalt stated that the face of the decking will be pine material, the main decking material is proposed to be AZEK, and the railing is proposed to be wrought iron. Bryan Norwalt explained that he is also proposing a lattice material at the bottom to close in the decking area.

In response to a question from Bill Rapf, Bryan Norwalt stated that there will be access from the porch to the house via a slider.

In response to a question from Chris Hall, Bryan Norwalt stated that the visibility of the proposed deck is very limited. One neighbor has a privacy fence that will mostly block any view of the proposed deck. There will be a limited view from the street.

Bryan Norwalt noted that a septic company agreed that his proposed dig area is safe. He is proposing to place posts 4' deep into the ground, past the frost line, that will be self-supporting.

FINDINGS:

- 1. House is a Non-contributing property.**
- 2. Visibility of proposed structure is very limited, with a corner view from Amherst Street and limited view from one neighbor.**
- 3. Proposed framing materials are wood, AZEK decking, and a wrought iron railing.**
- 4. Proposed materials should be all natural, this application is an exception due to its limited visibility and the fact that it is a newer, non-contributing property.**

Bill Rapf moved to accept the application, as presented. Tom Grella seconded.

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Roll call: Chris Hall – aye; Doug Chabinsky – aye; Bill Rapf – aye; and Tom Grella –aye. Motion carried unanimously.

Chris Hall explained to the applicant how the 30-day appeal process works, in case the Historic District Commission’s decision was contested by an abutter or other interested party.

CONCEPTUAL DISCUSSION:

2. CASE #: PZ13330-110320 – Daniel Lynch (Owner & Applicant), 9 Carriage Road, PIN #: 017-020-000 – Conceptual discussion request concerning renovations and additions to existing house and to add a new detached garage.

Dan Lynch, owner, Ben Salling, architect, and Patrick Ahearn, architect, presented the case.

Patrick Ahearn stated that the existing property is a Greek revival farmhouse that is fairly intact to the original home with additions and an attached barn. The owners have two adult sons who would like to make the home their primary residence through these alterations. This is a unique lot, which has land that lies deep back from the road. The owners are not looking to change the primary façade on the house and will replace most items in kind. There will be no change to the north and south front elevations. Along the side of the house, two new gable dormers are proposed. The connector building, between the main house and the barn, is intended to keep the same height but introduce a shed dormer and slight changes to the windows. This will be visible from the public way.

Patrick Ahearn explained that the existing barn is in poor condition. He stated that post and beam work is being proposed to secure the structure, but that the height and volume of the structure will not be altered. The plan looks to continue the existing footprint, extend the barn to the rear and introduce a shed dormer. This will allow the barn to become living space for the house. There is also a suggested material change of painted board and batten for the barn, to suggest its agrarian nature. This will help with the massing and scale of the barn and tell a more accurate story of the property.

Patrick Ahearn explained that another proposed part of the project is to construct a new 3-car garage with living space above it. This will meet all zoning requirements. The new carriage house will be set back about 79’ from the barn and will meet the 20’ setback requirements. The only part of the proposed changes that will be visible from the street is the primary façade of the carriage house.

Patrick Ahearn stated that there are also a white picket fence and pea stone gravel driveway proposed. The intention is to preserve the existing barn garage doors and the hay loft door, while removing the non-barn like glazing. The hierarchy scale of the existing buildings reads nicely, and he would like to keep the cues to maintain the existing columns and posts of the connector building.

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Patrick Ahearn stated that the proposed materials including red cedar shingle roofing, all-wood Pella Reserve windows, painted board and batten siding, shutters with pins and holdbacks, copper gutters, brick veneer on the foundation, and an old granite stoop.

In response to a question from Doug Chabinsky, Patrick Ahearn stated that the proposed window mullions are 3/8", as found on a single glazed window.

In response to a question from Chris Hall, Patrick Ahearn explained that the intention is not to use any asphalt for the driveway. The owner may use crushed rock.

Doug Chabinsky agreed that the Commission prefers not to see any additional asphalt in the Village. He stated that he believes the proposed materials fit with the character of the District. He believes that the proposed new addition to the home sits far enough back on the property that it will not be an issue for massing.

Chris Hall noted that the only real change to the structure is that the original garage will be extended about 4' to the rear. Patrick Ahearn stated that there will also be roofline changes at the back to match the existing barn. The proposed garage will be smaller than the barn. There will be a hierarchy that makes sense between all of the parts of the house.

In response to a question from Chris Hall, Ben Salling noted that the 6' privacy fence on the west side of the property is an existing condition.

In response to a question from Chris Hall, Ben Salling explained that the door on the east elevation of the connector building will be slid over slightly but will be the same door.

Chris Hall noted that the Commission Chair will want specs for all of the proposed materials to be used.

Patrick Ahearn noted that the garage doors will be custom-made by a designer. They will be traditional, out swinging, manual, all-wood doors.

Natasha Kypfer noted that, if the applicant would like this application to be heard at the December 17, 2020, Commission meeting, materials will need to be submitted by November 25, 2020.

Doug Chabinsky suggested that the applicant speak with any neighbors/abutters prior to the hearing. There were no comments from the Commission members in objection to the conceptual design proposed.

NEW BUSINESS:

- 3. CASE #: PZ13326-110220 –Matthew & Gail Pierson (Owners & Applicants),
6 Sunset Road, PIN #: 017-050-000 –Request for approval to replace (9)**

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174 **existing windows around the front of the house with new Jeld-Wen window**
175 **replacements.**

176 Gail and Matthew Pierson presented the case. Matthew Pierson explained that there are nine
177 existing, single-pane glass windows, with aluminum storms. The proposal is to get rid of the
178 storms and replace the windows with nine all-wood Jeld-Wen windows. The replacements are
179 proposed to be the same size and grid pattern as the existing. The proposed windows will be
180 double-pane glass windows.

181
182 In response to a question from Doug Chabinsky, Matthew Pierson noted that the proposed
183 windows are simulated, divided lights with fixed mullions inside/outside with a spacer bar
184 between.

185
186 In response to a question from Doug Chabinsky, Matthew Pierson stated that the mullion style
187 will be made to match exactly the existing windows.

188
189 Natasha Kypfer noted that the checklist required for the application has not yet been submitted
190 and will be needed for the record.

191
192 **FINDINGS:**
193 **1. Property is Non-Contributing**
194 **2. There is public view of the proposed window replacements, but these are**
195 **essentially replacements in kind**
196 **3. Proposed windows match additional windows on the property**
197 **4. The required checklist is missing and needs to be submitted prior to this case**
198 **being complete**

199
200 **Doug Chabinsky moved to approve the application as presented, once complete. Bill**
201 **Rapf seconded.**
202 **Roll call: Chris Hall – aye; Doug Chabinsky – aye; Bill Rapf – aye; and Tom Grella**
203 **-aye. Motion carried unanimously.**

204
205 Chris Hall explained to the applicant how the 30-day appeal process works, in case the Historic
206 District Commission's decision was contested by an abutter or other interested party.

207
208 **OTHER BUSINESS:**

209 **5. Minutes: October 15, 2020**

210
211 **Doug Chabinsky moved to approve the minutes from October 15, 2020, as**
212 **presented. Bill Rapf seconded.**
213 **Roll call: Chris Hall – aye; Doug Chabinsky – aye; Bill Rapf – aye; and Tom Grella**
214 **-aye. Motion carried unanimously.**

215
216 **Doug Chabinsky moved to adjourn the meeting at 8:17pm. Tom Grella seconded.**

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217 **Roll call: Chris Hall – aye; Doug Chabinsky – aye; Bill Rapf – aye; and Tom Grella**
218 **-aye. Motion carried unanimously.**

219

220

221

222

223 Respectfully submitted,

224 Kristan Patenaude

225

226 Minutes approved: December 17, 2020