

TOWN OF AMHERST
Historic District Commission

October 17, 2019

APPROVED

1 In attendance: Jamie Ramsay- Chair, Tom Grella-Selectman Ex-Officio, Chris Hall, and Chris
2 Buchanan.

3 Staff present: Kristan Patenaude – Minute Taker.

4

5 Jamie Ramsay called the meeting to order at 6:58 pm. He introduced the Commissioners and
6 excused Chris Buchanan to attend to his duty as on-call for the Fire Rescue Department.

7

8 OLD BUSINESS:

9

- 10 **1. CASE #: PZ11392-053119 – Carol & John Bennett (Owners & Applicants) – 6**
11 **Main Street, PIN #: 017-084-000 – Request for approval to replace vertical**
12 **board siding on side of barn with clapboard & replace existing rotted shutters.**
13 ***Case tabled from June 20, 2019 concerning the barn only. Applicants request to be***
14 ***tabled to November 21, 2019.***

15

16 **Chris Hall moved to retable the case to November 21, 2019. Tom Grella seconded.**
17 **All in favor.**

18

19 NEW BUSINESS:

20

- 21 **2. CASE #: PZ11769-092319 – Douglas & Leslie Allen (Owners & Applicants) –**
22 **117 Boston Post Road, PIN #: 017-004-000 – Request for approval to extend**
23 **existing garage to include a third bay with matching door front.**

24

25 Present: Douglas & Leslie Allen (Owners & Applicants)

26

27 Doug Allen explained that he is proposing to extend his garage in kind to include a third bay.
28 This extension will feature the same clapboard, white shingles, and a slider in the back will
29 match the existing ones.

30

31 In response to a question from Jamie Ramsay, Doug Allen agreed that the roof pitch will be
32 longer in the front than the back.

33

34 In response to a question from Chris Hall, Doug Allen agreed that the windows will be two-over-
35 two and all wood.

36

37 In response to a question from Chris Hall, Doug Allen stated that they intend to extend the
38 landscaping over to the new extension.

39

40 Jamie Ramsay stated that he thinks the smaller window in the back is interesting and breaks up
41 the side a bit. It is different in a way that fits the property.

42

43 FINDINGS:

- 44 1. Contributing property, #4 on the National Register

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- 45 2. Property is highly visible
46 3. The proposal is to extend the existing barn/garage structure, which is not original to the
47 house.
48 4. Proposed design is tasteful and complies with all the material requirements.
49

50 **Chris Hall moved to accept the addition of the third garage bay and the rest of the**
51 **application as submitted. Jamie Ramsay seconded.**
52 **All in favor.**
53

54 Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the
55 Historic District Commission's decision was contested by an abutter or other interested party.
56

- 57 **3. CASE #: PZ11782-092419 – William & Jeanne Johnson (Owners & Applicants)**
58 **– 11 Manchester Road, PIN #: 018-038-000 – Request for approve to replace (3)**
59 **lamp posts, (2) exterior side lights and replace front walkway with red brick and**
60 **granite.**
61

62 Present: William & Jeanne Johnson (Owners & Applicants)
63

64 William Johnson explained that the proposal is to replace the three lights out front of the house
65 and similar ones on the original front door. They are also proposing to basket weave a new
66 walkway of granite and red brick.
67

68 *Bill Rapf entered the meeting.*
69

70 In response to a question from Jamie Ramsay, William Johnson stated that the new lamp posts
71 would be square, wooden posts.
72

73 **FINDINGS:**

- 74 1. Contributing property; not on the National Register [the Commission discussed that this
75 property will be held to a higher standard, even though it is technically not on the
76 National Register, because it is considered part of the extended non-contributing district]
77 2. Property is highly visible
78 3. Property is surrounded by contributing properties
79 4. Proposed materials and design are historically appropriate
80 5. Proposed brick walkway will be an upgrade to the property
81

82 **Chris Hall moved to accept the application as presented. Jamie Ramsay seconded.**
83 **3-0-1 (Bill Rapf abstained); motion carried.**
84

85 Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the
86 Historic District Commission's decision was contested by an abutter or other interested party.
87

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- 88 **4. CASE #: PZ11786-092519 – David & Elizabeth Deysher (Owners & Applicants)**
89 **– 5 Manchester Road, PIN#: 018-039-000 – Request for approval to add a**
90 **16’x16’ addition to the Southwest side of the existing structure.**

91
92 Present: David & Elizabeth Deysher (Owners & Applicants)

93
94 David Deysher explained that he has no interest in doing anything other than preserving and
95 enhancing his historic property. He requested to have Fieldstone Land Consultants come out to
96 survey the property and its wetlands. In Fieldstone’s opinion there will be no variances required
97 for this addition. The property currently has two bedrooms upstairs, but the applicant is hoping to
98 install a master bedroom on the first floor. This addition will extend from the existing studio area
99 of the house. The proposed material is wood on wood, with cedar clapboard. The roof will be
100 designed to blend in with the existing roof. There will be no foundation exposed. There will be
101 windows and a rear entry door at the back.

102
103 The Commission discussed the layout of the proposed windows with the applicant. The applicant
104 stated that there was a proposed awning over the gable end of the house; this has since been
105 replaced on the plans with two separated six-over-six windows.

106
107 In response to a question from Chris Hall, David Deysher stated that the new windows will
108 match the size of the existing windows, if possible. The design will be done to blend in best with
109 the rest of the house.

110
111 In response to a question from Jamie Ramsay, David Deysher stated that the addition will be less
112 than 300ft².

113
114 **FINDINGS:**

- 115 1. Property is highly visible
116 2. Contributing property, #165 on the National Register
117 3. House is a Greek Revival, built in approximately 1854
118 4. Proposed massing of addition is appropriate to the existing style
119 5. Proposed addition is not touching any of the historic part of the house

120
121 **Chris Hall moved to conditionally approve the application, with the addition of the**
122 **submission of information regarding the proposed additional window sizing,**
123 **specification, and type being proposed. Tom Grella seconded.**
124 **All in favor.**

125
126 Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the
127 Historic District Commission’s decision was contested by an abutter or other interested party.

- 128
129 **5. CASE #: PZ11798-092719 – Jeffrey & Deborah Armstrong (Owners &**
130 **Applicants) – 27 Old Milford Road, PIN #: 005-025-004 – Request for approval to install a**
131 **10’x12’ shed at the top of the driveway.**

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132 Present: Jeffrey & Deborah Armstrong (Owners & Applicants)

133

134 Jeffrey Armstrong explained that his home is 19 years old and sits on an approximately two acre
135 lot. This area is completely wooded and the property can't be seen from the street or from the
136 neighbor's house. He is hoping to add more storage to the property with the proposed shed. The
137 shed will be purchased from a local company. It will be wood with a steel frame and is not
138 connected to the house. The proposed location for the shed is at the end of the driveway. No trees
139 will need to be removed for the shed to be placed.

140

141 In response to a question from Chris Hall, Jeffrey Armstrong stated that they have a shared
142 driveway with their neighbors. The Armstrong's portion of the driveway is paved; the shared
143 part is dirt.

144

145 In response to a question from Jamie Ramsay, Jeffrey Armstrong stated that the shed will be
146 located at the top of the driveway to the garage-side of the property, within 12' of the house.

147

148 In response to a question from Bill Rapf, Jeffrey Armstrong stated that the foundation for the
149 shed will be poured post footers.

150

151 **FINDINGS:**

- 152 1. Property is non-contributing
- 153 2. Any public visibility of the property is very remote

154

155 **Chris Hall moved to approve the application as submitted. Bill Rapf seconded.**
156 **All in favor.**

157

158 Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the
159 Historic District Commission's decision was contested by an abutter or other interested party.

160

161 OTHER BUSINESS:

162

163 **Discussion:**

164

165 The Commission discussed with Town Administrator Dean Shankle how to make the submission
166 process for applications smoother and more complete. Processes will be updated to make sure
167 the Commission is receiving all of the information they need for submittals. The group discussed
168 having certain properties that are non-contributing and not visible from the public way have a
169 way to bypass the application process. Town Administrator Shankle suggested that the
170 Commission address the completeness of any applications before hearing the case in order to
171 know whether to proceed or not.

172

173 **6. Frances Straccia – 120 Boston Post Road** – Discussion/concerns regarding the exterior
174 condition of the Amherst Gas Station located at 148 Amherst Street.

175

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176 Frances Straccia handed the Commissioners a letter regarding her concerns, to be discussed at a
177 later time.

178

179 **7. Minutes: September 19, 2019**

180

181 **Tom Grella moved to approve the minutes from September 19, 2019 as presented.**

182 **Jamie Ramsay seconded.**

183 **3-0-1 (Chris Hall abstained); motion carried.**

184

185 **The meeting was adjourned at 7:57pm.**

186

187

188

189

190 Respectfully submitted,

191 Kristan Patenaude

192

193 Minutes approved: November 21, 2019