



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

Barbara Landry Conference Room

Thursday, 18 October 2018, 7:00 PM

1 *Historic District Commission members in attendance were: Jamie Ramsay, Chairman;*
2 *Chris Hall, Vice-Chairman; and Bill Rapf.*

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

5 **I. Call to Order**

6 Chairman Jamie Ramsay called the meeting to order at 7:15 PM.
7

8 He explained to the applicants that the Commission was missing a quorum, and that it was
9 their decision to have their cases heard tonight or tabled to the next meeting. Chairman
10 Ramsay stated that Mr. Bill Rapf would be voting in place of Mr. Doug Chabinsky for the
11 evening.
12

13 **II. CASE #: PZ10486-092418 – Richard & Barbara Closs – 122 Amherst Street, PIN #:**
14 **005-055-000 – Request for approval to construct a new 18’x22’ storage building.**
15

16 Present: Richard & Barbara Closs (Owners & Applicants)
17

18 Mr. Closs explained that the plan is for this storage building to be located at the back of
19 their turn-around driveway. There will be 3 pine trees removed from that area, and 1 maple
20 tree there will be kept. The proposed building will be the same style as the house.
21

22 In response to a question from Mr. Ramsay, Mr. Closs stated that the building will be site-
23 built and they are still looking into a couple of builders. The color of the building and the
24 shingles will be the same as the house. The building will not have any electricity run to it at
25 this time.
26

27 Mr. Hall explained that the only views to this building would be from the north and east
28 sides in the dead of winter. Ms. Closs agreed and said it could also be seen from the
29 house behind them.
30

31 In response to a question from Mr. Hall, Mr. Closs stated that he’s not planning to have any
32 machinery in there, thus not contributing to additional noise on the property.

33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78

FINDINGS:

1. Non-contributing property
2. Limited, seasonal visibility
3. Materials proposed to be same as the current house.
4. Size and scale appropriate to the house.
5. Improved use of the property.

A MOTION was made by Mr. Hall and SECONDED by Mr. Rapf to approve the application as submitted.

Voting: all aye; motion carried unanimously.

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

III. CASE #: PZ10509-100118 – William H. Butler & Pamela Vosburgh – 99 Boston Post Road, PIN #: 017-042-000 – Request for approval to install a 20KW Kohler generator and removal of existing propane tanks.

Present: William H. Butler & Pamela Vosburgh (Owners & Applicants)

Ms. Vosburgh explained to the Commission that the plan is to remove their above ground propane tanks and replace them with a larger, buried tank. This will be domed and the top and stick out slightly.

Mr. Hall stated that there is a local company that makes fake rocks to conceal these domed tanks.

Mr. Butler explained that the proposed work won’t be able to be seen from Foundry St. at all, or from behind the house. If one knew exactly where to look from Boston Post Rd., the work might be slightly visible. They might add more shrubs around the generator after it is installed to help block the view of it.

Ms. Vosburgh stated that they asked their neighbors for input on these plans and they will discuss a good time for the generator to routine.

FINDINGS:

1. Contributing property
2. #42 on the National Registry
3. Complies with Article 7, Section H – to place the proposed item in the most optimal, least disruptive place on the property.
4. With an additional agreement to supply a larger buffer and work with their neighbors to make acceptable for everyone.

A MOTION was made by Mr. Hall and SECONDED by Mr. Rapf to approve the application as submitted.

Voting: all aye; motion carried unanimously.

79 Mr. Ramsay explained to the applicant how the 30-day appeal process works, in case the
80 Historic District Commission's decision is contested by an abutter or other party of interest.
81

82
83 **IV. Other Business**

84
85 **Meeting Minutes**

86 *A MOTION was made by Mr. Ramsay and SECONDED by Mr. Rapf to accept the meeting*
87 *minutes from September 20, 2018, as submitted.*

88 *Voting: all ayes, motion carried unanimously.*
89

90 *A MOTION was made by Mr. Hall and SECONDED by Mr. Rapf to accept the meeting*
91 *minutes from September 27, 2018, as submitted.*

92 *Voting: all ayes; motion carried unanimously.*
93

94 Mr. Simon Corson stated that he is waiting for communication from the preservation
95 company that will be doing the survey of the Historic District. After that the group will
96 attend a Commission meeting in order to introduce themselves.
97

98 Mr. Lance Benjamin, of 2 Lyndeborough Road, arrived to the meeting, and addressed the
99 Commission with his concerns regarding increased water on his property and the addition
100 of the proposed storage building at 122 Amherst Street adding to this issue.
101

102 Mr. Benjamin explained that there seems to be increased water on his property due to
103 things being pitched towards it from 122 Amherst Street. The Commission suggested
104 discussing these issues with the owners, and also asking the Community Development
105 Office for their help facilitating this conversation.
106

107 *A MOTION was made by Mr. Hall and SECONDED by Mr. Rapf to adjourn the meeting at*
108 *8:05 p.m.*

109 *Voting: all aye; motion carried unanimously.*
110
111
112
113
114

115 *Respectfully submitted,*
116 *Kristan Patenaude*
117
118
119
120