

TOWN OF AMHERST
Historic District Commission

February 20, 2020

DRAFT

1 In attendance: Jamie Ramsay- Chair, Chris Hall, Sally Wilkins, Tom Grella and Bill Rapf
2 (Alternate).

3 Staff present: Kristan Patenaude – Minute Taker.

4

5 Jamie Ramsay called the meeting to order at 7:03 pm. He introduced the Commissioners.

6

7 NEW BUSINESS:

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9 **1. CASE #: PZ12255-012220 – Amanda & Kyle Coffey (Owners & Applicants) – 14**
10 **Courthouse Road, PIN #: 018-045-000 – Request for approval to install a shed**
11 **for storage needs.**

12

13 Present: Kyle Coffey (Owner & Applicant)

14

15 Kyle Coffey explained that this is a shed to be used for storage and outdoor equipment. The
16 proposed shed is from Reeds Ferry, has cedar siding, and will be painted or stained to match the
17 existing home. The shed fits easily on the property, with plenty of space behind it.

18

19 In response to a question from Jamie Ramsay, Kyle Coffey stated that the shed will have cedar
20 siding, asphalt roofing, and composite doors and windows. There will not be a cupola on top.

21

22 Kyle Coffey explained that there will be a small amount of ¾” aggregate brought in to put
23 underneath the shed.

24

25 In response to a question from Sally Wilkins, Kyle Coffey stated that the proposed shed will sit
26 slightly further back, but mostly in line, with the existing swing set. There is a lot of vegetation
27 between the proposed site and the road.

28

29 In response to a question from Chris Hall, Jamie Ramsay stated that the proposed shed will be
30 12'x16'. The proposed shed will be exactly the same as the picture submitted, other than that the
31 double door will be located in a different place.

32

33 **FINDINGS:**

- 34 1. Non-contributing property, #157 on the National Register
35 2. Proposed style and materials are consistent with Article X, B & C of the regulations.
36 3. Proposed shed has limited visibility from the public view, and is consistent and compliant
37 with Article VIII 1E. of the Amherst regulations.

38

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

41

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

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- 45 **2. CASE #: PZ12280-012720 – Marie Panciocco & Paul Salerno (Owners &**
46 **Applicants) – 151 Amherst Street, PIN #: 016-012-000 – Request for approval to**
47 **replace existing aluminum siding due to widespread streaking and color fade.**
48

49 Present: Marie Panciocco & Paul Salerno (Owners & Applicants)
50

51 Paul Salerno stated that the siding on the house is at least 35 years old. It is faded, has damage,
52 and some holes. The proposal is to replace the aluminum with a manmade vinyl style. He
53 explained that the house is set back a bit from the road and, although listed as Contributing, is a
54 1950's house. He explained that the vinyl will match the color of the existing garage.
55

56 Chris Hall stated that the regulations are very clear that no manmade materials are to be used.
57 However, he explained that Article II, Section H includes information regarding obtaining a
58 waiver:

59 The Commission shall have the discretion to waive any condition contained in these
60 Regulations for good cause shown. A waiver of these Regulations will be granted if each
61 of the following conditions is found (07-18-13):

- 62 1. Granting the waiver would benefit the public interest.
63 2. By granting the waiver substantial justice would be done.
64 3. Granting the waiver would not be contrary to the spirit and intent of the
65 regulations.
66 4. Granting the waiver would not be detrimental to the historic character,
67 environment, scenic value, or general welfare of the Town.
68

69 Chris Hall explained that this waiver could be granted in order to obtain compliance from Article
70 VI, Section B, regarding manmade materials.
71

72 The Commission discussed the waiver article and how they would like to address it going
73 forward.
74

75 Jamie Ramsay stated that he would like for this request to be thought of as a modern replacement
76 in kind.
77

78 Sally Wilkins suggested that it is a replacement using equivalent materials available today.
79

80 **FINDINGS:**

- 81 1. House is on the National Registry, Lot #133, improperly classified as a Contributing
82 property.
83 2. The proposed changes are marginally visible from the public view.
84 3. Best evidence is that this house was aluminum siding, not wood.
85

86 In response to a question from Jamie Ramsay, Paul Salerno stated that the corner boards will be
87 about ¼" in order to give a flat surface and give a bit of air sealing.
88

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89 **Sally Wilkins moved to approve the application as submitted. Tom Grella seconded.**
90 **All in favor.**
91

92 Jamie Ramsay noted that each case is not precedent setting on any other case to come before the
93 Commission at some point in the future. Each one stands alone and will be deliberated as such.
94

95 Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the
96 Historic District Commission's decision was contested by an abutter or other interested party.
97

98 OTHER BUSINESS:
99

100 **3. Minutes: November 21, 2019**
101

102 **Sally Wilkins moved to approve the minutes from November 21, 2019 as amended**
103 **[Line 253: to delete the extra "and"]. Jamie Ramsay seconded.**
104 **3-0-2 (T. Grella & S. Wilkins abstained); motion carried.**
105

106 **Sally Wilkins moved to adjourn the meeting at 7:40pm. Chris Hall seconded.**
107 **All in favor.**
108

109

110

111 Respectfully submitted,

112 Kristan Patenaude
113

114 Minutes approved: (enter date of meeting at which approved and then go to header, change
115 DRAFT to APPROVED and include approved date in the footer.)