



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

Barbara Landry Conference Room

Thursday, 20 June 2019, 7:00 PM

1 *Historic District Commission members in attendance were: Jamie Ramsay, Chairman;*
2 *Chris Hall, Vice-Chairman; Chris Buchanan; Sally Wilkins; Tom Grella, BOS*
3 *Ex-Officio; and Bill Rapf.*
4 *Staff in attendance included: Simon Corson, Planner; Kristan Patenaude.*
5

6 **I. Call to Order**

7 Chairman Jamie Ramsay called the meeting to order at 7:07 PM.
8

9 **II. CASE #: PZ11234-042219 – Parker & Alice Mitchell (Owners & Applicants), 16 Main**
10 **Street, PIN #: 017-008-000 – Request for approval to replace old degraded storm**
11 **windows & replace collapsing stockade fence. Tabled from May 16, 2019.**
12

13 *A MOTION was made by Ms. Wilkins and SECONDED by Mr. Grella to un-table the case.*
14 *Voting: all aye; motion carried unanimously.*
15

16 Present: Parker Mitchell (Owner & Applicant)
17

18 Mr. Mitchell explained that he would like to replace the existing stockade fence with a pool
19 fence. It will be a white picket fence, with square balusters and will be about 4' high. It will
20 sit in the same location and be the same length as the current fence.

21 Mr. Mitchell also stated that he hopes to replace the current storm windows, half of which
22 don't currently open. The plan is to replace them with architectural grade, Allied windows.
23 Each one will be custom made for each opening. The goal is to have them basically
24 disappear, as they fit flush into the frame.
25

26 In response to a question from Mr. Hall, Mr. Mitchell explained that they have restored all
27 of the windows on the house to 1860. Each window was custom remade using reproduction
28 glass from the early 18th or 19th century. They have stripped all the paint off the house in
29 order to better see the original woodwork. They also replaced the threshold with original
30 wood from the attic of the house.
31

32 The Commission explained that they would like a cut sheet for the fence.

33 Chairman Ramsay stated that the Commission doesn't weigh in on storm windows, other
34 than to recommend to preserve the windows and sashes.

35

36 FINDINGS:

37 1. Contributing property, #8 on the National Register

38 2. Highly visible

39 3. Proposed changes to the fence are an improvement

40 4. Proposed changes to the storm windows are an upgrade and an improvement to the
41 structure

42

43 *A MOTION was made by Mr. Hall and SECONDED by Ms. Wilkins to approve the*
44 *application as submitted, with the request to submit a cut sheet.*

45 *Voting: all aye; motion carried unanimously.*

46

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

49

50 Mr. Mitchell and the Commission briefly discussed possibly alterations to the carriage
51 house. Mr. Mitchell explained that he talked to a barn restorer who stated that keeping the
52 structure would not be worth it. He also spoke with a salvage company who stated that
53 there are 2 antique beams and historic windows that should be kept, but everything else is
54 not historic or in terrible condition. He hopes to raze the structure and rebuild it as a
55 facsimile of itself. They may also propose to add a breezeway from the carriage house to
56 the main house. The new structure will match the same footprint as the current one.

57

58 Ms. Wilkins stated that there should be documentation to show that the carriage house was
59 there. The demolition guidelines from the Secretary of the Interior also need to be
60 followed.

61

62 The Commission asked that the applicant describe his plan for documenting the existing
63 structure, cite the demolition guidelines, state good cause for the demolition, explain the
64 use of any historical materials, and sketch a design of the structure.

65

66 **III. CASE #: PZ11365-052119 – Adam & Tiffany Jacobs (Owners & Applicants), 21 Mack**
67 **Hill Road, PIN #: 020-019-000 – Request for approval to replace existing single-story**
68 **screened porch/3-season room and patio with two-story finished space, shed dormer**
69 **to garage and first and second story deck/balconies.**

70

71 Present: Adam Jacobs (Owner & Applicant)

72

73 Mr. Jacobs stated that currently there is an approximately 12x21 single-story screened in
74 porch and an approximately 12x12 patio off of that. The proposed plan is to remove the
75 screened porch and put in a proper front wall. They will then carry the existing ridge line of
76 the roof to the garage. A 9' wide deck will be installed off of the first floor and a small
77 balcony will be added in off the new second story master suite.

78 Mr. Hall stated that there will be a minimal visual impact from the front of the house, but
79 the back will look very different.

80

81 Chairman Ramsay stated that he is not comfortable approving the application without
82 dimensions. He is concerned that a lot of latitude can be taken with the dormer design, and
83 can either end up looking appropriate or not.

84

85 Ms. Wilkins stated that the home is not historic and at the very of the Historic District, thus
86 she is not concerned with the addition.

87

88 Chairman Ramsay stated that he would like to know the pitch of the roof to the shed
89 dormer, and what is establishing the height of the fascia on the back of the house.

90

91 Mr. Jacobs stated that the intent is to keep a consistent edge and to continue an existing line
92 across the structure.

93

94 Chairman Ramsay stated that the drip line is established by the existing shed dormer on the
95 back of the house. He doesn't know if the height is appropriate for the fascia on the
96 proposed shed dormer without dimensions. There is concern that there could be flat pitches
97 in a couple of places.

98

99 In response to a question from Ms. Wilkins, Chairman Ramsay stated that if the shed
100 dormer is removed from the design, what's left is a cape with a 2-story gable end coming
101 out of it, which could be an awkward design. Chairman Ramsay stated that he would look a
102 measured drawing with the heights and an accurate conceptual design of the front of the
103 house.

104

105 *A MOTION was made by Mr. Hall and SECONDED by Mr. Grella to table this application*
106 *to the Commission's next meeting on July 18, 2019.*

107 *Voting: 5-1-0 (SW opposed); motion carried.*

108

109 Mr. Simon Corson, Planner, stated that the applicant can still submit for a building permit,
110 leaving it contingent on this approval, in order to move the process along.

111

112 **IV. CASE #: PZ11390-053119 – Dave & Karen Salvage (Owners & Applicants), 97 Boston**
113 **Post Road, PIN #: 017-043-000 – Request for approval to replace 80 feet of**
114 **deteriorated 6 foot stockade fencing around courtyard.**

115

116 Present: Dave Salvage (Owner & Applicant)

117

118 Mr. Salvage stated that he would like to keep the fence there as it gives a little protection
119 from traffic on the road. He will be replacing the fence with the only style approved for
120 privacy fences, and he will put the "good side" of the fence facing out towards his
121 neighbor.

122

123 In response to a question from Chairman Ramsay, Mr. Salvage stated that the fence will
124 terminate right behind the shed at the corner of the “L,” then a post and rail fence will
125 continue from there.

126

127 In response to a question from Mr. Hall, Mr. Salvage stated that the height of the proposed
128 fence will be the same as the current, 6 feet.

129

130 FINDINGS:

131 1. Contributing property; National Registry #43

132 2. Highly visible

133 3. Proposed fence replaces an existing fence, the proposed style is appropriate to the
134 regulations, and the proposed fence will bring the structure into compliance with the
135 regulations.

136 4. The proposed 2-rail fence is keeping with what is currently on the property.

137 5. The fence is proposed to be kept due to safety reasons for children and pets.

138

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

141 *Voting: all aye; motion carried unanimously.*

142

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

145

146 **V. CASE #: PZ11391-053119 – Sebastian Coursol (Owner & Applicant), 24 Hidden Pond**
147 **Drive, PIN #: 005-047-000 – Request for approval to install a 54-panel roof top solar**
148 **array.**

149

150 Present: Sebastian Coursol (Owner & Applicant)

151

152 Ms. Coursol stated that there will only be one section of the proposed solar array visible to
153 any of his neighbors. He is hoping to reduce his carbon footprint.

154

155 FINDINGS:

156 1. Non-contributing property

157 2. Not visible

158

159 *A MOTION was made by Ms. Wilkins and SECONDED by Mr. Hall to approve the*
160 *application as submitted.*

161 *Voting: all aye; motion carried unanimously.*

162

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

165

166 **VI. CASE #: PZ11392-053119 – Carol & John Bennett (Owners & Applicants), 6 Main**
167 **Street, PIN #: 017-084-000 – Request for approval to install a Kohler Standby**

168 **Generator with buried propane tank, replace collapsing stockade fencing, replace**
169 **vertical board siding on side of barn with clapboard & replace existing rotted**
170 **shutters.**

171
172 Present: Carol & John Bennett (Owners & Applicants)

173
174 Chairman Ramsay stated that it is worth checking to see if the shutters on the house are
175 restorable. They are not original to the house, but the shutters on the front are unique and
176 may date back to Victorian times. The applicants are ok to repair the shutters or replace
177 them in kind.

178
179 Mr. Bennett explained that they would like to get rid of the stockade fence and replace it
180 with an all-wood square picket fence. The Board agreed to this proposal.

181
182 Chairman Ramsay stated that the barn has unique siding to it. The board face in different
183 directions and give a lot of character to the façade.

184
185 Mr. Buchanan stated that the barn is visible in a photo of the property from 1870. He
186 cannot tell what kind of siding was on the barn, other than that it was white in color.

187
188 Mr. Bennett stated that they would like to take the non-clapboard side of the barn and make
189 it match the other sides.

190
191 The group discussed what type of siding might have originally been on the barn. Mr. Hall
192 explained that the regulations don't specify what the applicants must choose for their siding
193 direction, but that the Commission does like for the barn to look different from the house.

194
195 Mr. Buchanan stated that the front side is mostly vertical boards and also happens to be the
196 side with the most character. Mr. Hall suggested that the applicants track down a barn
197 resource to help them.

198
199 *A MOTION was made by Ms. Wilkins and SECONDED by Mr. Grella to table the*
200 *discussion on the barn until September 19, 2019.*
201 *Voting: all aye; motion carried unanimously.*

202
203 The Commission and the applicants discussed the location of the generator and buried
204 propane tank. Mr. Hall stated that the generator makes a bit of noise and that the applicant
205 should try to conceal it as much as possible.

206
207 Rick Boyd, 8 Main Street, explained that there are residential tenets who live in his
208 building. The residents like their privacy, but the applicants are clearly allowed to do
209 whatever they'd like with the fence and generator on their property.

210

211 Mr. Buchanan suggested that the applicants considered putting the generator anywhere
212 south of the north-facing barn wall on their property. This should allow for concealment,
213 isn't near any neighbors, and shouldn't be too difficult to have done.

214

215 FINDINGS:

- 216 1. Contributing property, #84 on the National Register
- 217 2. Highly visible

218

219 *A MOTION was made by Ms. Wilkins and SECONDED by Mr. Grella to approve the fence*
220 *as presented, and to approve the generator, with the condition that it be relocated to south*
221 *of the north-facing barn wall.*

222 *Voting: all aye; motion carried unanimously.*

223

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

226

227 VII. Other Business

228 1. Chris Buchanan – Village Lantern Pilot Project Update

229 Mr. Buchanan explained that the subcommittee for this project has met and DPW Director,
230 Eric Hahn is ready to move forward with the pilot for the project. The pilot will consist of
231 up to 4 lanterns on posts directly outside Town Hall and possibly across the crosswalk. The
232 plan is to put 2 lanterns on this side of Town Hall and see if the lighting is adequate enough
233 to cross in the evenings. If not, an additional 1 or 2 lanterns can be installed on the opposite
234 side.

235

236 In response to a question from Ms. Wilkins, Mr. Buchanan explained that the existing light
237 across the street will be turned off during the pilot, and hopefully removed if the pilot is
238 successful.

239

240 Mr. Hall stated that he would like to see the whole goals of the project laid out at some
241 point. He believes that the big picture is needed in order to inform the town of the project.

242

243 Town Administrator Dean Shankle stated that the small picture is to get rid of the ugly
244 street light across the street. There is also the hope to make the walk from the parking lot
245 on the side of the Green to Town Hall safer for employees and the public. If all of that
246 works, then it might make sense to continue to grow the project.

247

248 Mr. Buchanan stated that the subcommittee is hoping to have a public meeting regarding
249 the pilot at the July Historic District Commission meeting, as the lanterns can take up to 3
250 months to make.

251

252 Mr. Corson stated that the preservation company is going to need to make a final
253 presentation to the Commission before the end of their contract/grant period.

254

255

256 **2. Minutes – May 16, 2019**

257 *A MOTION was made by Mr. Hall and SECONDED by Mr. Rapf to approve the meeting*
258 *minutes of May 16, 2019, as amended.*

259 *Voting: 5 ayes, 1 abstention; motion carried.*

260

261

262 *The meeting was adjourned at 9:55 p.m.*

263

264

265

266 *Respectfully submitted,*

267 *Kristan Patenaude*

268

269 Minutes Approved: July 18, 2019