



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

Barbara Landry Conference Room

Thursday, 20 September 2018, 7:00 PM

1 *Historic District Commission members in attendance were: Jamie Ramsay, Chairman;*
2 *Chris Hall, Vice-Chairman; Doug Chabinsky; Sally Wilkins; Bill Rapf; and Tom*
3 *Grella, BOS Ex-Officio.*

4 *Staff in attendance included: Simon Corson – Town Planner; Kristan Patenaude.*
5

6 **I. Call to Order**

7 Chairman Jamie Ramsay called the meeting to order at 7:01 PM.
8

9 **II. CASE #: PZ10033-062618 – Katherine Godin (Owner) – 11 Foundry Street, PIN #:**
10 **017-037-000 – Request for approval for the replacement of deteriorated windows and**
11 **front entry door, Continued from July 19, 2018.**
12

13 Mr. Ramsay explained that this case has been withdrawn. It will be reintroduced in the
14 spring.
15

16 **III. CASE #: PZ10313-082218 – Paul & Susan Spiess (Owners & Applicants) – 142**
17 **Amherst Street, PIN #: 017-001-000 – Request for approval for the installation of a**
18 **12’x10’ garden shed.**
19

20 Present: Paul Spiess (Owner & Applicant)
21

22 Mr. Spiess explained that they purchased the home in 2010 and the current 8’x8’ shed was
23 there at the time. It has begun to age out due to weather conditions and use. He cannot
24 currently store his ride-on lawnmower in the shed and it doesn’t contain much storage
25 space. He’s proposing to increase the shed size to 10’x12’. The proposed shed was going to
26 infringe upon his neighbor’s lot line by about 4”, so they went to the Zoning Board in order
27 to get a variance for this. The proposed shed is a Reeds Ferry shed: all wood, cedar clad,
28 asphalt shingle roof.
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30 Ms. Wilkins pointed out that the staff report the Commission received a hard copy of
31 indicates the incorrect information for this case.
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FINDINGS:

1. Non-contributing property
2. Limited visibility from public ways.
3. Proposed materials and design are appropriate.
4. Massing is appropriate to the house.
5. Replacement/upgrade of an existing shed.
6. Applicant is making the proposed shed less non-conforming by moving it from the neighbor's property line.

A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Grella to approve the application, pending submittal of design details/documents (construction size, materials to be used, etc); the Commission will defer to the review of the Chairman, and his approval, if appropriate.

Voting: all aye; motion carried unanimously.

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

50 **IV. CASE #: PZ10369-082918 – Congregational Church, 11 Church Street, PIN #: 017-**
51 **066-000 – Request for approval for the replacement of window sashes & (4) windows**
52 **in rear ell of the parsonage.**

53
54 Present: Doug Topliffe (Ministry Coordinator, representative of the Church)

55
56 Mr. Topliffe explained that a tree fell on the roof in June. This has provided them a good
57 opportunity to begin to do some work on the church, starting with some of the windows.
58 Two (2) of the windows are probably from the 1960's and are not comfortable for the
59 space. The other two (2) windows are probably original and face the other side of the
60 property. One (1) of these windows is on the inside of the porch and the other is behind it.
61 Neither are very visible.
62 The plan is to replace the windows with all wood windows and add a bit of insulation to
63 hopefully make the room there more useable and energy-efficient. The Church is currently
64 looking at three (3) manufacturers: Marvin, Trimline, and Jeld-Wen.

65
66 Mr. Chabinsky stated that simulated divided-light windows are acceptable, but that the
67 Commission will need more specs on these proposed windows in order to make a decision.
68 Mr. Chabinsky explained that the windows must be all-wood, simulated-divided is fine,
69 and narrower (5/8" putty glaze) are best.

70
71 Mr. Topliffe stated that there is an additional window behind the others that has been
72 boarded, but he wonders if the Commission would consider letting the Church add back in
73 a similar window in that spot, as well. The Commission agreed that this would be a good
74 idea.

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76 In response to a question from Mr. Ramsay, Mr. Topliffe explained that this room is
77 occupied by the Church minister.

78
79 **FINDINGS:**

- 80 1. Contributing property
- 81 2. National Registry #62
- 82 3. House – prominent view; Ell – limited visibility
- 83 4. Exterior trim on the windows looks original, with the exception of 1. Most being
84 replaced are either not original, OR not visible.
- 85 5. Proposed replacement windows conform to the regulations.

86
87 *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Hall to approve the*
88 *replacement of four (4) windows and the restoration of a fifth (5), blocked window –*
89 *subject to the applicant submitting specs for the Chairman to review and give his final*
90 *approval of.*

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

92
93 Mr. Ramsay explained to the applicant how the 30-day appeal process works, in case the
94 Historic Commission's decision was contested by an abutter or other party of interest.

96 **V. CASE #: PZ10378-083018 – Bill & Jeanne Johnson (Owners & Applicants) – 11**
97 **Manchester Road, PIN #: 018-038-000 – Request for approval to construct a 36’x36’**
98 **modified post and beam barn with loft overhang over stall doors and paddock fence.**
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100 Present: Bill Johnson (Owner & Applicant) & Jim Lehman (Contractor)
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102 Mr. Johnson explained that the proposed barn is being built to hold dairy goats that are
103 currently living in Maine.
104

105 Mr. Lehman stated that this will not be a true post and beam barn, but will resemble one.
106 Two of the exterior walls will be insulated and a couple of the inside walls will be as well,
107 because there will be no heat in the building. They will, instead, draw heat from the
108 ground. There will be water lines for a sink and spigot, but no bathrooms. The exterior will
109 be sheeted and the windows will be all wood. He will be designing and building the doors.
110

111 In response to a question from Mr. Ramsay, Mr. Lehman explained that they are proposing
112 a metal roof, which will make the solar panels a bit easier to install. As luck would have it,
113 the place on the roof that will give the best solar gain, is on the back, where they will be
114 less visible.
115

116 Mr. Lehman stated that the siding will be board and batten – which is both better for the
117 budget and more traditional.
118

119 In response to a question from Mr. Hall, Mr. Lehman stated that the small windows will
120 hinge. The others will be solid wood, simulated light, 4 pane, and maybe 24”x24”. Mr.
121 Lehman stated that on the east side, in the uppers, there will be different windows. The two
122 smaller ones will be double hung and the middle will be picture lighted, in the same style.
123

124 Mr. Chabinsky stated that the proportion of the proposed barn is off from what is normally
125 seen in other barns around the area. Ms. Wilkins suggested this is because the proposed
126 barn is square instead of rectangular. Mr. Chabinsky stated that, pictured next to the Cape
127 house, this barn sticks out. He suggested considering the relative massing of it.
128

129 In response to a question from Mr. Rapf, Mr. Lehman explained that the roof is pitched for
130 optimum solar gain (8/12 pitch).
131

132 Mr. Hall stated that he is used to seeing barns that are taller than they are wider, instead of
133 square (36’x36’). The Commission discussed the different ways to mitigate the issue of the
134 proportion, such as reducing it to 36’x28’ (lengthxwidth).
135

136 Mr. Johnson explained that the inside is laid out with space for the goats and for storage.
137 He believed he could lose some room in the aisle, but not as much as the Commission
138 suggested.
139

140 Mr. Ramsay and the Commission suggested reducing the size of the barn to 30'x36'. Mr.
141 Johnson and Mr. Lehman agreed to work on the proportions and bring all of the updated
142 specs to the Commission.
143

144 In response to a question from Ms. Wilkins, Mr. Johnson explained that there is a large
145 white pine on the property that they believed couldn't be removed. However, if it's ok for
146 the tree to be taken down, then they will be able to pull in the location of the barn, down
147 the slope about 6-8'. Mr. Johnson stated that they will make sure the corner of the barn is
148 as far away as the neighbor wants it to be from their house.
149

150 The Commission discussed with the applicant outside lighting and a motion light for
151 outside. Mr. Johnson agreed to provide the Commission with specs on the lights as well.
152

153 *A MOTION was made by Mr. Chabinsky and SECONDED by Ms. Wilkins to table this case*
154 *to a special session, to be held on September 27th at 7pm, during which time updated*
155 *documents will be reviewed.*

156 *Voting: all aye; motion carried unanimously.*
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158 The Commission discussed with the applicant changing the application to mention removal
159 of the tree. Mr. Hall requested that the applicant also come back with an updated
160 differential of where the barn will lie to the house/road/neighbor's house once the proposed
161 change is made.
162

163 **VI. Minutes: August 16, 2018**

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165 *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Hall to accept the*
166 *meeting minutes from August 16, 2018 as submitted.*

167 *Voting: 4-0-2; motion carried. (BR, SW abstained)*
168

169 The Commission discussed upcoming projects: to restore the windows in Town Hall, and
170 to complete a new survey of the Historic District.
171

172 *A MOTION was made by Ms. Wilkins and SECONDED by Mr. Hall to adjourn the meeting*
173 *at 8:33 p.m.*

174 *Voting: all aye; motion carried unanimously.*
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178

179 *Respectfully submitted,*

180 *Kristan Patenaude*