

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

Lower Level Conference Room

Thursday, 27 September 2018, 7:00 PM

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

6 **I. Call to Order**

7 Chairman Jamie Ramsay called the meeting to order at 7:04 PM.
8

9 **II. CASE #: PZ10378-083018 – Bill & Jeanne Johnson (Owners & Applicants) – 11**
10 **Manchester Road, PIN #: 018-038-000 – Request for approval to construct a 36’x36’**
11 **modified post and beam barn with loft overhang over stall doors and paddock fence.**
12

13 Present: Bill Johnson (Owner & Applicant) & Jim Lehman (Contractor)
14

15 *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Rapf to untable this*
16 *case.*
17

18 Mr. Ramsay reintroduced the case tabled from the Historic District Commission meeting
19 on September 20th. Mr. Lehman and Mr. Ramsay discussed the changes from the original
20 application. Rather than construct a 36’ x 36’ modified post and beam barn, the applicant
21 now proposes a true timber frame barn with a footprint of 26’ x 36’. Mr. Lehman explained
22 that they are eliminating both the hayloft door on the west side and the three window array
23 shown will be utilized on both gable ends, as well as the barn door on the east gable side.
24

25 Mr. Johnson explained that they have made changes to satisfy the property owners of 13
26 Manchester Road regarding the location of barn. The proposed location will move the barn
27 approximately 50 feet towards Mr. Johnson’s home, roughly 100 feet away from Mr. and
28 Mrs. Harrigan’s home. Mr. Lehman and Mr. Johnson added that the new location will still
29 provide sufficient solar energy.
30

31 Mr. Hall and Mr. Grella asked questions about how the new location will change the view
32 from public way. It was discussed that the barn would still be visible, but would be in
33 proportion with the existing structures in the area. Mr. Rapf stated that the proposed barn
34 was an improvement from the application presented on September 20th.
35

36 In response to a question from Mr. Grella, Mr. Johnson said that he could be amenable to
37 move the barn an additional 5 feet away from the road as requested.
38

39 Mr. Ramsay entered into a discussion about the proposed fence. Mr. Lehman proposed
40 paddock fencing. Mr. Chabinsky said that the proposed design would match the fence at 3
41 Mack Hill Road.

42 In response to a question from Mr. Ramsay, Mr. Lehman explained that the proposed
43 simulated divided light windows would be all wood construction.

44
45 Mr. Johnson and the Commission discussed the planned driveway. Mr. Johnson agreed to
46 install a gravel driveway.

47
48 Mr. Johnson also gained permission to erect a small chicken coop on the property.

49
50 FINDINGS:

- 51 1. Non-contributing property
- 52 2. Scale and massing of the barn is appropriate for the time-period and style of the house
- 53 3. Design is in keeping with the neighboring properties
- 54 4. Location and position of the barn is best for the property from a visibility point of view
- 55 5. Material used is appropriate for a barn
- 56 6. Solar panels are expected to be nearly invisible from public way

57
58 *A MOTION was made by Mr. Chabinsky and SECONDED by Mr. Hall to approve the*
59 *construct of a 26' x 36' true timber frame post and beam barn with all wood windows,*
60 *putty-style muntins, lights as submitted on 9/28/18, and a 3 foot high paddock fence.*
61 *Voting: 4-0-1; motion carried. (TG abstained)*

62
63 Mr. Ramsay explained to the applicant how the 30-day appeal process works, in case the
64 Historic Commission's decision was contested by an abutter or other party of interest.

65
66 There was discussion to provide the applicant with details regarding the 30-day appeal
67 process. Mr. Corson explained the process. Several members of the Commission shared
68 that they felt the approval was not a deviation, or exception from the Historic District
69 Regulations.

70
71 *A MOTION was made by Mr. Hall and SECONDED by Mr. Chabinsky to adjourn the*
72 *meeting at 8:11 p.m.*

73
74
75 *Respectfully submitted,*
76 *Simon Corson*