

Town of Kingston, New Hampshire
Historic District Commission
Minutes of Meeting
April 8, 2014 – 7:02 PM

Present: Virginia Morse (Chair), Charlotte Boutin (Vice Chair), Glenn Coppelman, George Korn (Board of Selectmen) and Susan Prescott were present. Stacey Smoyer arrived late as noted. Stanley Shalett (non-voting) arrived late as noted.

Absent: N/A

Minutes: Minutes from the March 12, 2014. Charlotte Boutin made a motion to approve the minutes. Susan Prescott 2nd the motion. All in Favor. No Opposed votes. Glenn Coppelman Abstained. Motion Carried.

Correspondence:

Virginia Morse stated that correspondence would be reviewed later in the meeting.

Board Updates: Stacey arrived.

CIP (Glenn Coppelman)- Glenn stated that he will remain as the representative for CIP as well.

Planning Board (Glenn Coppelman)- Marshall Rd housing is continuing their progress . The Board elections were held- Richard Wilson will remain as Chair and Glenn will remain as Vice Chair as well as HDC representative.

Board of Selectmen (George Korn)- N/A
Stanley Shalett arrived.

New Business

Regional Heritage and Historic District Commission Meeting- Virginia stated that there is an upcoming meeting that neither she nor Charlotte could attend. Virginia asked for a HDC representative to attend. Stacey Smoyer demonstrated interest in attending.

Correspondence: (Continued)

Virginia Morse read an email from Maggie Stier in response to a question that she sent regarding roofing material and solar panels within the Historic Districts. The general response was that the hope would be that they do not become prominent in the district but that they should be handled case by case and only approved when they do not “detract from character defining features of a building or landscape”.

Planning and Land Use Regulations updates- were distributed.

Town Ordinances and Regulations updates- Virginia made a list of any members that wanted a hard copy made.

Clark's Oil's Building- Donna and Skip Clark and Mike Simone

The Office space is no longer used for the Oil business. Skip Clark stated that Mike would like to lease the office space and the building behind for his Mosquito Control business. There would not be any changes to the outside of the property. The office would still be used for administrative purposes and the back would be used for storage. Skip added that there would be 5 small vehicles associated with the business as well that would be used for the business.

Virginia stated that she had spoken to Donna previously and that the Clarks are still in the process with the Planning Board. She added that there would not be changes to the outside of the property, the appearance of the building, or the parking lot. Virginia stated that the goal of the HDC is to keep the visual and architectural designs the same and that the business is an allowed business within the Historic District. Virginia stated that the only part of this transaction would be changes, noting a sign for the new business. She explained the process for having a new sign approved. Stanley asked about the chemicals being stored at the location and any health concerns that they may cause. Virginia referred the question to Glenn since that would fall under the jurisdiction of the Planning Board. Glenn stated that there has not been a full review done at this point. He stated that the chemicals and safety will be thoroughly reviewed. Stanley asked if the HDC had any jurisdiction on the matter. He expressed his concern about a leak of the chemicals being used. Glenn stated that the HDC has set forth a different base of concerns for its jurisdictions and that the Planning Board will review the concerns regarding the usage and storage of the chemicals listed.

(Mike could not clearly be heard on any of his responses to questions.... Signage and hours) There was discussion regarding the parking use on the property. George Korn asked about the size of the fleet of vehicles continuing to grow as the business grows. Mike stated that the fleet will most likely shrink in size. George asked if there would be any addition of radio towers for communication. Mike responded no. Glenn recommended that the Fire department be contacted and asked to give an opinion on the facility and the proposed usage. (Mike's response was inaudible.) Donna stated that they have always been very particular about how the property looks and that it has always been well maintained. She added that they intend to continue this expectation for any business that leases the property. It was determined that the business would need to complete an application for any new signage. Virginia advised them as to where they could locate the Signage Ordinances and Regulations George responded that there is a change of use in the property, noting a "substance of change". Another woman (Lynne Merrill?) asked what a change of use entails. She asked if another oil company would need to come in, change of product, use of building or the business itself. George noted that the signage would be changing. Virginia restated that Mike's opinion is that a sign is not a necessity for the operation of his business. Glenn addressed the change of use for the property stating that the office area could be seen as a non-change but that the storage area could be argued to be a change. Glenn asked if the separation of the two areas would be helpful or acceptable. Mike stated that would not be a viable solution. There was discussion regarding the definition of "change of use". Stanley asked if there are any ordinances stating that a Pesticide company allowed in the Historic Districts. Virginia stated that there are no ordinances that state they cannot be operated in the Historic Districts which means that they are not prohibited. There was discussion regarding the wording of the Ordinances. There was also discussion regarding the similarities and differences between the Oil distribution and chemical distribution. Skip stated that there is a Spill Prevention and Countermeasures Plan on record with the Fire Department that was put into place for the Oil Company. He added that there are DES monitoring wells on the property that are inspected twice a year. George stated that he believed that those issues would be addressed by the Planning Board and that the HDC would support (or not) the proposed use of the property and that it is consistent with the requirement of the Historic District. Virginia stated that she personally felt that the proposed use would be consistent with the district. Stanley Shalett stated that was upset with the precedents being set with the recent approval of metal roofing and this proposal. He stated that he was thinking of resigning from the committee because of his views and he accused

the board of not being strict enough in the Historic Districts. Virginia Morse stated that she appreciated Stanley's opinion but that she and the committee were following the guidelines set forth for the Committee. Susan stated that she felt that the Committee might be feeling pressured to accommodate the business and expedite the process in order to lessen the stress on the business owners. Virginia Morse stated that she didn't realize the time period and constraints that the businesses were in. She added that because of the differences of opinions and the missing paperwork that perhaps the decision would be to table the issue until the next meeting. A member asked if the approval for land use was done and then the application goes to the Planning Board, could the Planning Board reject the HDC's approval. Glenn Coppelman stated that he could not recall a situation in which that occurred. He added that the Planning Board would however examine the safety aspects and make sure that the appropriate departments be consulted, listing the Fire Department as an example. She added that she would like more time to consider the information presented. She made a motion that the proposal be postponed until the application is completed and submitted. Charlotte Boutin 2nd the motion. Virginia stated that the question for her is whether it is a non-conforming use or is it consistent and appropriate business within the district. Glenn Coppelman stated that he believed it was a non-conforming use but that his question is whether or not it is a similar enough to the existing business. There was discussion regarding the type of chemical being used but the business owner could not be heard completely on the recording. Virginia Morse stated that the board empathized with the business owners and their time constraints but that the process, information and application are all made available and accessible to the public. She added that the HDC try to clarify the process as much as possible but that an application and all information are needed for the committee to make an informed decision for the Districts. The HDC voted on the motion. All in Favor. No Opposed votes. No Abstained votes. Motion Carried. The group will be added to the following month's meeting and they intend on their application being completed by that time. Virginia noted that any further questions or requests for further information for the committee would be made ASAP so that the owners could be prepared ahead of time. Glenn stated that the business owners were scheduled to appear before the Planning Board before the next HDC meeting and he suggested that they may still want to attend that meeting. Virginia offered to attend the meeting and speak regarding the information that had been presented and the decision of the HDC. Glenn stated that the Planning Board may be inclined to make a Conditional Approval based on the future decision of the HDC.

Rick Korn- Stated that he is in the process to taking back the restaurant space where Bucco's Restaurant was operating. He stated that he wanted to know if there were any new or updated requirements that he might need to know of. There was discussion regarding the property remaining a restaurant and the appearance remaining the same or better. Virginia stated that the issue with the Bucco's signage was the lighting and not the size. She added that the other issue was the added temporary signage being excessive in numbers. Rick stated that his intentions for signage did not include lighting and that his hope would be for a more historic looking sign. Virginia advised him that he would need to complete an application for a sign with the inclusion of the design but not the use of the building. Glenn suggested an appearance with the Planning Board to update them on the change of business. Rick stated that he intended to meet with the Planning Board regarding the Liquor License anyhow. Rick will apply for the sign only with the HDC. There was discussion regarding the possible names for the new location. Rick stated that his hope was for a name highlighting a historical aspect of Kingston.

New Business-

Virginia Morse asked for an update on the Grace Daly House. Charlotte Boutin stated that they are working on setting meetings.

Virginia Morse stated that she believed that the Bandstand Project was continuing with lots of volunteers.

Virginia stated that she is now on a committee focused on the Sanborn Campus and its future use.

Historical Resources Inventory- Stacey Smoyer stated that she there was an informal work session held recently. She stated that Ernie was looking to scan inventory forms from the 1983 Cultural and Historic Resources Survey to post them online. Schedule a meeting with NHDHR in Concord to discuss a possible Grant for future survey work. Virginia stated that she had given him a document regarding the survey work that was done during the Hannaford application.

Kingston Chronicles- Virginia asked if Stacey's article was submitted. Stacey stated that it hadn't yet. Virginia offered to take care of it for her. Virginia added that Stacey's article would be split into 2 segments. Virginia volunteered to write an article on the Town beaches. She also volunteered to write an article regarding the Seminary building.

HDC memberships- Charlotte Boutin received her paperwork and she was sworn in. She will bring the copies for Virginia's records at the next meeting.

Election of Officers- There was discussion regarding the members and their feelings regarding their current positions. Susan Prescott made a motion to elect Virginia Morse as Chair and Charlotte Boutin as Vice Chair. Glenn Coppelman 2nd the motion. All in Favor. No Opposed votes. No Abstained votes. Motion Carried. There was discussion regarding the progress of the Historic District over the years.

The Evelyn Nathan Project- Virginia Morse stated that she saw the nearly completed project and that it is extremely impressive. She raved about the project and the effort that has been put into the project. She described the pictures in great detail.

Window Coverage- Virginia stated that there is an issue in the District with the window coverage ordinance. She asked that the members be observant and ready for a discussion at the next meeting. George Korn suggested that there may be a reason for an exemption for signage for certain periods of time. He suggested that the time period around the Kingston Days might be considered for an exemption status, noting that it would be a conscious decision for the HDC/ Board of Selectmen to not enforce the signage ordinances during certain times such as a town-wide celebration.

A motion was made by George Korn to adjourn at 8:57 P.M. Susan Prescott 2nd the motion. All in Favor. No Opposed. Meeting Adjourned.

Virginia Morse, chair