

**Kingston Historic District Commission
Public Meeting
May 12, 2015**

The Chairperson called the meeting to order at 7:05.

Members present:

Virginia Morse, Chair	Charlotte Boutin, V. Chair
George Korn, BOS rep.	Glenn Coppelman, PB rep.
Susan Prescott	Stanley Shalett, PB alternate rep.
Stacy Smoyer (arrived with the meeting in progress)	

Ms. Morse stated that the Board had excellent minutes from their last meeting specifically in reference to the Bandstand discussion. Mr. Coppelman agreed that the minutes were well-done and detailed.

MM&S to accept the April 14, 2015 minutes as presented. (Motion by Mr. Coppelman, second by Ms. Prescott) **PUNA**

Board Updates

Planning Board: Mr. Coppelman updated the Committee about the Planning Board meeting of May 5th; a letter was sent from the Planning Board to Mr. Simone, a business located at the former Clark Oil location, regarding compliance with the Kingston Sign Ordinance and HDC Sign Ordinance. Mr. Coppelman said that there is a site plan with specific locations for company vehicles and during off-hours there is a company vehicle that is really a rolling sign parked out front near the pole sign. He explained that it is a vehicle wrapped with signage/graphics on it, noting that it is okay for the company to have those types of vehicles but due to the parking location it is acting as an additional sign which is not approved and is not being parked as approved during site plan; technically they are in violation of their approved site plan so the Planning Board thought that the business and property owner should be notified. He told the Planning Board that he would bring the issue to the HDC.

Ms. Morse said that the Planning Board did remind Mr. Simone that they could apply for a sign permit and if denied could go to the ZBA; so the process was laid out for the owner. Mr. Coppelman said that the Board would have first notified the business owner of the issue to see if it could be resolved prior to sending it to the Board of Selectmen for enforcement. Ms. Morse said that it did not appear that there was any action that the Historic District Commission would take at this time other than a reinforcing letter to agree that this is in violation of the HDC sign ordinance and the approved site plan. Ms. Morse said that at this point the letter doesn't say to remove the car and park it where it belongs; Ms. Morse and Mr. Coppelman stated that the owner should be directed to move the car. Mr. Shalett said that he did notice the car parked in the same spot on a regular basis. Mr. Coppelman re-iterated that the approved site plan does have pre-designated spaces for the vehicles and they are not supposed to have their vehicles parked out in front; the parking spaces are to the back. Ms. Morse said it is considered an additional sign. Mr. Coppelman felt it was clear that it was parked at the roadside to act as an additional sign; when the vehicle is parked consistently at this location, it is acting as a sign and it is not in

compliance with the site plan or the Town of Kingston Sign Ordinance. Ms. Morse asked if the Board thought it should take action with its own letter or leave to the Planning Board. Mr. Coppelman stated that since the Planning Board had already sent a letter to the owner, it was probably best to see what happens; he suggested communicating back to the Planning Board by means of email saying that they are aware of the issue and agree with the Planning Board's assessment; Mr. Coppelman suggested that this would be less confusing at this point to not have the owner hear from multiple boards.

Action Item: Ms. Morse will send an email regarding the Board's discussion to Ms. Faulconer at the Planning Board.

Board of Selectmen: Mr. Korn stated that he had just returned from vacation and therefore had nothing new to report.

James and Kaci Ahern

1 East Way

Tax Map R34-74

The Ahern's representative explained that the owners would like to build a 17'6" by 16' deck on the rear of their home; he explained asking to use composite decking and provided photos for the Board. The railing will be pressure treated; they will probably take the decking off of the existing deck although it is only three years old and was nailed down when it should have been screwed down. He provided diagrams that include the setbacks; about 320 feet off Main Street. (Ms. Morse noted that Ms. Smoyer arrived during this discussion)

Ms. Morse said that the Board had seen this house; it was a new house on East Way which had previously been the Cullinane property; she confirmed that the back of the house was not visible from Main Street or any other way. Mr. Coppelman confirmed that East Way was in the Historic District. Ms. Morse noted that the other required approvals had been previously granted. Mr. Coppelman reviewed the photos noting that one showed the existing deck; the applicant's representative stated that he was changing the direction of the stairs and putting a lower deck in which would be about 14 inches off the ground; the current deck would remain and they are asking for permission to change the current decking to composite rather than pressure treated; the lower deck will have a railing: 36 inch at the bottom, 42 for the upper deck; the stairs will also have a railing. There was discussion about new construction requirements in the Historic District. Ms. Morse said that it fairly far back from the road. Mr. Coppelman wondered if the newly extended portion of the deck might be able to be seen. The applicant is planning on the railing being pressure treated, not a white vinyl. Mr. Shalett asked about the building codes for the ballisters; the requirements were confirmed. Mr. Shalett, although not a voting member this evening, did clarify that he was an abutter. Ms. Morse thanked the applicant for providing the Board with the appropriate paperwork needed to review the application.

MM&S to approve the application as presented for the additional deck off the back of the house at 1 East Way. (Motion by Mr. Coppelman, second by Mr. Korn) **PUNA**

Ms. Morse confirmed that the Certificate of Approval would be sent to the property owner.

Board Business, continued:

Ms. Morse updated the Board on pending projects/concerns:

- reviewed the DVD project; it will be done soon and affordable.
- Seminar update: the Charter School is not being renewed so that will be closing. There is interest from both Kingston and Newton representatives regarding a Charrette but Newton reps. is interested in any possible benefit for Newton. Ms. Morse has explained to the group that since it is a School District property in Kingston it makes sense for the Charrette to be in Kingston with results and recommendations that would hopefully be beneficial to both Towns within the School District.
- Walking Tour discussion and possible update reviewed. Ms. Boutin reviewed a Walking Tour pamphlet from another community that the KHC had looked at; she stated that the KHC may contact the HDC about possibly updating; possibly getting associated committees together to talk about coordinating projects. Ms. Morse will refer to Eric for the tour update coordination.
- Spring Planning and Zoning Conference reviewed by Ms. Morse; the overall message was collaboration both locally and regionally for any success and natural resources are not limited by individual Town as people come to NH for its natural resources; there was discussion on the need to collaborate on roads, tourist business support and marketing for the State. Ms. Morse reviewed her session about Historic District Commissions and Heritage Commissions. She stated that she found out that the HDC could have its own funding source for a preservation project; Mr. Coppelman asked if it was by RSA or if the Town needed to approve the enabling legislation; Ms. Morse has not determined the logistics of this yet. Additional questions and discussions raised at the conference were reviewed.

Hearing, continued

The second applicant (Lynne Merrill) did not arrive as scheduled; Ms. Morse read the proposed changes to the property and suggested that the Commission members drive by the location; Ms. Morse will recommend to the applicant that they attend the hearing next month.

MM&S to adjourn at 7:40. (Motion by Mr. Coppelman, second by Mr. Korn) PUNA

Respectfully submitted,

Ellen L. Faulkner

Board Recording Secretary

(Minutes prepared from recording.)