

HISTORIC DISTRICT COMMISSION  
KINGSTON, NH  
PUBLIC HEARING

August 11, 2015

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

Commission members present:

Virginia Morse, Chair  
Charlotte Boutin, Vice Chair  
George Korn, BOS rep.

Glenn Coppelman, PB rep.  
Stacy Smoyer  
Stanley Shalett (PB alternate)

**Board Business**

**Acceptance of Minutes:**

**MM&S to accept the minutes of June 9, 2015 as presented.** (Motion by Mr. Korn, second by Ms. Boutin) **Motion carries 4-0-1** with Ms. Smoyer abstaining.

**MM&S to accept the minutes of July 14, 2015 with one correction** – first page, Mr. Coppelman meant to say that the Planning Board hadn't met much for a couple of months. (Motion by Mr. Coppelman, second by Ms. Smoyer) **4-0-1** with Ms. Morse abstaining.

**Board Updates:**

Planning Board: Mr. Coppelman said that the only thing pertinent to the HDC is that the applicant coming in this evening for the sign application came before the Planning Board and was approved to go forward.

Board of Selectmen: Mr. Korn did not recall anything that would directly impact the HDC. Ms. Morse did note the on-going lawn maintenance at a property in the District.

ZBA: no update.

CIP: Mr. Coppelman stated that there would not be a CIP update until the meeting in mid-September to review submittals.

Heritage Commission: Ms. Boutin said that the specific date for the group meeting has not been set yet. Mr. Korn added that they are currently reviewing the Memorandum of Understanding (MoU) relative to the proposal to make the Nichols building the Nichols Heritage Center; there is a meeting this upcoming Friday at 2:00 with representatives from the State to discuss this; anyone interested in participating may attend. Ms. Boutin thanked Mr. Korn for reviewing this as the invitation to attend was an item to be reviewed in correspondence. Mr. Korn will be running the meeting and able to represent the HDC as none of the others members are available, depending on work schedules that day. The paperwork

received with the invitation including the MoU and a copy of the original deed was given to Ms. Smoyer in case she was able to attend the meeting.

### **Correspondence:**

Ms. Morse recently sent out, by email, Erik Onufer's beginning to the walking tour. She reminded the Commission that he is getting a degree in Historic Preservation; she commented that it looks really nice with wonderful photos and good format he is working with; she said there were a couple of errors she spotted which can be addressed. She said that he is interested with continuing this; she read his email. She would like the Commission to consider giving him an honorarium to continue to work on the project; not paying him with a contract like the one done for Evy Nathan but an honorarium as it is a project he can turn in for school but because he is also doing it for the Town. She suggested that this may need to be part of the budget for the coming year and asked the members to give it some thought. She added that if this something that the Commission wanted to publish in some manner than some budget planning needed to be done for that as well.

Ernie Landry manned the HDC and KHC's booth at the Kingston Days; copies of the walking tour were available and were displayed on an easel; folks did take time to watch a little of the HDC video but no one purchased one; the video of the Cheney Mill property was also running. Mr. Landry felt that the conversation with people is the important part of the booth; people took quite a few of the Kingston Chronicles and the Walking Tour. She has asked him if he thought there was any other tool to present information in a better way; she is waiting to hear back from him. Mr. Coppelman asked if copies of the Walking Tour were at the Town Hall; Ms. Morse said she will make sure they are still available. Mr. Coppelman suggested that, in addition, to make the DVD available for purchase there. There was a discussion to possibly not require a "purchase" of the video.

**Miles Milham, Pastor**  
**Kingdom Awakening Ministries**  
**160D Main St.**  
**Tax Map U10 Lot9**

Ms. Morse invited Mr. Milham to speak with the Board. She stated that Mr. Coppelman had reviewed the approval of the Planning Board for the applicant. She said she had spoken with Leza Milham who said the intention of the applicant was to begin yesterday. Mr. Milham agreed but said they were not able to open yet; they probably had two more weeks before they would be able to open. Mr. Milham brought a graphic of the sign for the Commission to review. He explained that the copy looked pink due the printer running out of ink but it will be the same type of sign that currently existed on the building. He said he could forward the picture so it would be accurate; Ms. Morse can then send that to the Board of Selectmen so it won't be a "pink" representation of the sign. Ms. Morse provided her email address; Mr. Milha, provided the physical mailing address to receive the Certificate of Approval.

Mr. Coppelman said his assumption is that it will follow the same color schemes and font styles as those already existing on the building. Mr. Milham agreed; they will be green and white and consistent with the other signs. Mr. Coppelman confirmed that they will be consistent from one business to the next; he asked if the sign company is the same that had done the others. He said he believed his wife got the company name from the property owner.

**MM&S to accept the application for the Kingdom Awakening Ministries sign using the existing sign and changing the lettering/name at 160D Main Street.** (Motion by Mr. Coppelman, second by Mr. Korn) **PUNA**

The Commission wished Mr. Milham luck with his ministry.

### **Board Business, continued**

**Changes to the application form:** Mr. Coppelman had suggested that a notation be added that the applicant is required to be present for the hearing. Ms. Morse said that it is almost impossible to make a decision on some applications without the person present; she doesn't think the ordinance says it but she believes that it can be required. Mr. Korn said that a minimum it could say strongly recommended. Mr. Coppelman said it is standard practice to have an applicant present for a permit or approval; without the applicant available to answer questions, the Commission winds up guessing which is never good. Ms. Morse reviewed the requirements and that could now include attendance at the meeting; that will be added.

**Preparation for a joint Town committee meeting:** Ms. Morse noted that the Library got the Moose Plate Grant; Jane Christie sent an email stating that the committees all needed to get together and make sure everyone is all on the same page and not duplication efforts. Ms. Morse replied okay and let's plan it but then vacations and medical issues got in the way regarding scheduling; she noted that summers are a hard time to try to get a whole group of people together. She is not sure who needs to Chair that committee. Ms. Boutin confirmed that the Heritage Commission meets once a month noting that the meeting is coming up shortly; the third Thursday. Ms. Morse suggested that they could go to that meeting or people could come to the HDC. Mr. Coppelman suggested adding it to their agenda in September. Ms. Morse will speak with Ms. Christie and Ms. Powers and try to work out an agenda for everyone to talk about, hopefully for September or October. Mr. Coppelman asked if people knew what the Moose Grant was received for; Mr. Korn said it was a \$10,000 grant for repairing the roof for the Nichols Building. Mr. Korn continued that a stipulation, prior to fixing the roof, was dealing with the chimney itself as doing one before the other would be problematic. Mr. Heitz did sign the contract at last night's Selectmen's meeting. Ms. Boutin said that not a lot of action occurred at the KHC meeting due to Ms. Power's absence. Details of the Moose Grant application were discussed. Mr. Korn stated that the project will cost much more than the grant so matching funds were not an issue; he explained the intense nature of the repair of the chimney adding that this will be a large project. Mr. Korn said it was a joint effort with several committees.

*<Board note: Mr. Korn left at this time.>*

Ms. Morse said that after her and Ms. Powers' presentation at the OEP panel, they were contacted by Amy Dickson, the Grants Coordinator for the Division of Historical Resources; Ms. Dickson and Laura Black are working on the next five-year State-wide Historic Preservation Plan. Ms. Morse continued that through public listening sessions and on-line questionnaires that were published in the spring, topics that came forward centered on partnerships and meeting long-term challenges and the use of preservation tools. Ms. Dickson had heard Ms. Morse and Ms. Powers speak at the OEP conference and thought that Kingston's efforts and successes and invited them to share Kingston's experiences for

publication in the 2016-2020 Statewide Plan specifically regarding partnering in general, not one particular project. She and Ms. Powers will work on this; she will send it out to others for input although the timing is short as it is due on the 21<sup>th</sup>.

**MM&S to adjourn the hearing to the work session at 7:35.** (Motion by Mr. Coppelman, second by Ms. Boutin) **PUNA**

**Minutes respectfully submitted,**

**Ellen L. Faulconer**  
**Commission Recording Secretary**