

Kingston Historic District Commission  
September 8, 2015

Members present:

Virginia Morse, Chair  
Charlotte Boutin, V, Chair

Glenn Coppelman, PB rep.

Also present: Stan Shalett (PB rep. alternate)

Ms. Morse noted that there was not a quorum present so there would be no vote this evening on L. Dodge's application of an addition of a tool and carriage shed; the Commission will have another hearing for this application at a later date; they will notify the applicant when the date has been established.

Ms. Morse announced that the Commission had a guest who was invited to address those Commission members present at 7:20. Kevin Klemarczyk of 7 Farm Road said that he was looking for information on roofing; he currently had charcoal, three tab, asphalt shingles over multiple roof lines. He continued that they had begun replacing one roof, in the back of the house; they were wondering if metal roofing was a possibility and asked about the timeframe involved and whether the entire house needed to be done at the same time or whether metal roofing was not allowed. Ms. Morse stated that there was one approved metal roof in the Historic District; there was one unapproved metal roof since the process was not done correctly; she said that she wouldn't say that they don't allow metal roofing. She explained that people present their plan with the materials and colors especially of interest is that metal roofing can not interfere with the trim and detail of the house that identifies its style and design; they were interested in keeping the detail that identifies the period and style of the house. She said that companies have gotten better about designing materials that keep the style and maintains the details of the house. Ms. Morse identified the properties with a metal roof. Mr. Klemarczyk reviewed the details of his property; he asked again if one portion of the house could be done in the Fall with another done in the Spring or if all had to be done at the same time. Ms. Morse explained that a Certificate of Approval was good for two years from the date of the Certificate. Mr. Coppelman added that an extension could be requested if needed. They may continue replacing with the same type of shingle but wanted to know what the possibilities might be. Mr. Coppelman said that any application should include any phasing of the project with a timeline. The location of the property was reviewed. Ms. Morse stated that the application is available on-line; it is turned into the Selectmen's office and then Ms. Morse creates an agenda. She said that if they decided to just replace what was there with similar shingles, they did not need a permit for replacement.

Volunteering to serve on the HDC was discussed.

Ms. Morse provided the members present with information about an upcoming application from the Congregational Church for a sign; although a formal application has

not been received. She showed the members present pictures of the sign and asked for comments in case there was any feedback she could give back to the Trustees. They reviewed the dimensions of the sign which said it was 25 sq. ft.; Mr. Coppelman noted that the maximum allowed was 24 sq. ft.; he suggested that they review the sign ordinance before applying to the Commission. Mr. Coppelman said the overall height they were showing was 90 inches; Mr. Shalett said that was 7 ½ feet; Ms. Morse agreed. Mr. Coppelman said the height was within the ordinance requirements. Mr. Coppelman read that only external lighting was permitted within the Historic District; there are setbacks from front and side property lines; he added the restrictions were very clear. Ms. Morse said that the applicant would need to review that ordinance. Ms. Morse added that colors would be required. She will give them feedback prior to their meeting on Thursday.

Ms. Morse stated that Deb Powers has requested that the HDC meet with Heritage Commission on October 22<sup>nd</sup> in a joint committee meeting.

Ms. Morse said that she received an anonymous letter to the HDC and the Selectmen with complaints about a homeowner's property changes within the Historic District; she stated that there were actually two anonymous letters. Ms. Morse said that she dealt with this issue with the Selectmen. She said that since the letters were anonymous, there was no way to deal with the writer of the letter; she and the Selectmen agreed that she would speak with the homeowners about the issues which she has done; the issues have been addressed. She said that it is usually the policy of the Selectmen to not deal with anonymous letters; Mr. Coppelman confirmed that this has traditionally been their policy. Ms. Morse said that she and the Selectmen agreed that the homeowner had the right to know that there was an issue and to speak with Ms. Morse about it but not take it up as HDC business with any formal vote or action. She re-iterated that she had taken care of this with the homeowners and they are aware of the HDC requirements for permits and she does not see an issue at the property. Due to the anonymity of the letter, Ms. Morse and the Selectmen agreed not to deal with the specifics of the issues with the Commission; she reviewed and does not have concerns.

Ms. Morse asked Ms. Boutin to run the meeting on October 13, 2015 as she was unavailable due to a previous engagement.

**MM&S to adjourn at 7:45 PM.** (Motion by Ms. Boutin, second by Mr. Coppelman)  
**PUNA**