

Town of Kingston, New Hampshire  
Historic District Commission  
Minutes of Meeting  
July 9, 2013 –7:15 PM

**Present:** Virginia Morse, George Korn (Board of Selectmen), Glenn Coppelman (Planning Board) and Stanley Shalett (non-voting alternate),

**Absent:**  
Virginia Morse, John Flanders, Charlotte Boutin

Virginia Morse noted that there are not enough members present for a quorum if there is need for a vote.

**Minutes:** Minutes from the June 11, 2013. Virginia noted that there was a question regarding the audio from the meeting regarding one of the approvals surrounding an application. Virginia stated that she had spoken with a couple of the members present that evening and determined that the approval had been given based on the work requested in the application. Since there was no quorum, the minutes will be approved in a future meeting.

**Correspondence:** Virginia Morse stated that she received a Welcome Email from NH Municipal Association. There was discussion.

Virginia stated that Judy Rubin sent her gratitude for the kind words and efforts by the HDC regarding her departure.

Virginia stated that she had email correspondence with Jan Bennett, the new chair of the School Board with the information regarding the LCHIP program. Glenn Coppelman suggested extending an invitation to Jan to attend a HDC meeting in the future.

**Board Updates:** Planning Board (Glenn Coppelman)- The church on New Boston Rd. has been conditionally approved to a few employees to operate a custom woodworking shop. Glenn stated that there are modifications that will need to be made to the building to accommodate the neighbors.

Board of Selectmen (George Korn)- George stated that according to Judy Oljay, the clothes from the Grace Daily building will be moved to the Church Street Station. George stated that there are 2 options for the Grace Daily building and he believes that both involve the building being dismantled and rebuilt elsewhere. The 2 options are being pursued.

**New Business**

**Richard LeClair-** Applicant for signage at Bucco's Restaurant. There is debate over the Ordinance regarding the lighted signs. Richard asked when the ordinance went into effect. Glenn Coppelman stated that the ordinance was adopted March 10, 2009. Richard asked if the HDC Ordinance had been created at that time. Glenn Coppelman stated that there had been an existing ordinance prior to that date but it had been less restrictive. Richard asked if the lighting had been addressed in the prior ordinance. Glenn stated that he was unsure. Richard stated that he needed to know that. He added that if the signs (addressing the lighted signs being used in other local

businesses) were being used prior to the part of the ordinance addressing the lighting being passed, then they are grandfathered but, if not, they're not legal. Glenn reminded him that his application is to address the signage being used at his location and not the neighboring businesses. Glenn added that Richard could pursue action, but that the issue at this meeting was regarding his own signage. Richard stated that his issue was that he wants to be treated the same as "everyone else". Virginia stated that the Historic District restrictions have been in place long before the most recent update of the sign ordinance in place throughout the remainder of town. Virginia stated that regardless of the dates, all new signs must be compliant with the current ordinances. Richard stated that his sign "has fluorescent, 100 year old technology versus brand new neon technology. What's more historic?" and he argued that his sign was more aesthetically pleasing than the others that are allowed. Virginia stated that the HDC is unable to address any signage that is grandfathered and that they are required to follow the ordinances for all new signage. She agreed that personally, she was not pleased with the look of some of the existing signage. Virginia added that Richard could appeal to the ZBA for a variance. Richard stated that he would do that before he would front-light the sign because front lighting it would light the entire front of the building. Virginia stated that the HDC wanted the business to be successful. She tried to give suggestions as to what type of lighting would be compliant with the ordinance and how it could be done without lighting the building. Richard stated that he knew how to light the sign. Glenn reiterated that it could be done without lighting the entire front of the building. Richard stated that no matter what, the lights would light more than the sign. Glenn stated that Virginia was being very nice, but it was apparent Richard had very strong opinions and feelings about the sign and the process. Richard stated that he was trying to run a business in a small town and that the sign seems to be drawing in new business. Glenn stated that the HDC's responsibility in this case is to make sure that the sign is in compliance with the HDC. Richard stated that he would apply for a variance. Virginia stated that until a variance is issued, the sign must be in compliance and cannot be backlit. Richard's response was "Alright, we'll see about that". Glenn stated that the light could also be front lighted. Virginia also noted that the number of signs on the building count toward signage square footage. She was addressing temporary signage on the building. Richard stated that he would remove the "Happy Hour" sign with no issue and that after that he believes that he will be within the allowed square footage. There was discussion regarding the process in order for Richard to pursue a variance. Since there was not a quorum to vote, Glenn suggested that the denial of the application be noted in the minutes and provided to the ZBA chair so that they could accept and application for a variance. Virginia stated that she would write a letter stating that the lighted sign does not meet the ordinance and cannot be allowed; she added that it is not because they do not like the sign. Virginia stated that she will send a copy of the letter to Richard as well as to the ZBA. Richard stated that he did understand that the sign could not be approved because it doesn't meet the ordinance. He thanked the HDC for their time.

**Heritage Commission:** Virginia stated that there was a meeting regarding restoring the bandstand. Bob Pothier has been contacted and will be attending a Heritage Commission meeting. Bob has pictures and knowledge as to how the bandstand looked before updates. The Commission is trying to gather information on the bandstand in order to make plans for repair. Virginia stated that it was a stone foundation but the bandstand has slipped off of the stones. The HDC discussed some of the repairs that are needed. The next meeting is July 25, 2013.

**Correspondence:** Virginia stated that she received a letter from the Church on the Plains that stated they have had to delay their plans for their handicap ramp because of funding. The HDC discussed needing a system for keeping track of applications, progress and completion

97 dates to make sure that work is being completed within the time allotted with the approval. They  
98 discussed the addition of an expiration date to certificates of approval that are issued.

99  
100 Stacey Smoyer entered the meeting.

101  
102 7:45 Virginia stated that Evelyn Nathan wrote up a proposal for creation of her Kingston  
103 Documentary. Virginia provided the proposal to the HDC members. Glenn stated that he would  
104 like to see the addition of what the final product will be (i.e. CD, DVD, etc.), that the product  
105 will become the property of the HDC and a time frame and an estimated delivery date. It was  
106 suggested that a skeleton of a written agreement be sent to Evelyn for her to fill in the missing  
107 information and return to the HDC. The HDC decided that the agreement would be sent and the  
108 response would be reviewed at the next meeting.

109  
110 **Kingston Days:** Virginia recapped the meeting that had been held regarding the Kingston Days.  
111 She listed many of the activities that will be run by the various town groups including trivia,  
112 walking tours, Heritage Commission booths, carriage displays, etc.

113 Stanley Shalett entered the meeting.

114 Virginia added that Catherine Grant has put together a packet from the HDC to be available.  
115 Virginia asked the group to think of children's activities for next year. Stacey Smoyer stated that  
116 there is the possibility of an additional building being added to house the tools that were recently  
117 donated. Virginia asked that Stacey pick up the remainder of the packets from the Selectman's  
118 Office and deliver them to Jane Christy. The group discussed activities to keep the public  
119 interested in the town's history.

120  
121 The HDC discussed bringing business and the public back to the center of town. Glenn  
122 Coppelman asked if there were ordinances regarding Bed and Breakfasts in the town. There was  
123 discussion regarding the history of the town and the benefits of a B & B within the town.

124  
125 **Election of Officers:** The Commission discussed the benefits of waiting another month to  
126 appoint officers versus acting that evening. There was discussion regarding Glenn and George  
127 being eligible for office and that leaving the pool for Vice Chair being limited. George Korn  
128 made a motion to nominate Virginia Morse as Chair and Charlotte Boutin as Vice Chair. Glenn  
129 Coppelman 2nd the motion. He asked Stacey if she would be comfortable acting as Vice Chair.  
130 Stacey stated that she did not feel comfortable at this time. All in Favor. No Opposed votes. No  
131 Abstained votes. Motion Carries.

132  
133 **Kingston Chronicles:** Virginia stated that Judy would forward her article once it is completed.  
134 She added that Judy suggested future articles on local businesses. There was discussion  
135 regarding possibilities.

136  
137 **A motion was made by George Korn to adjourn at 8:20 P.M.**

138 **Glenn Coppelman 2nd the motion. All in Favor. No Opposed. Meeting Adjourned.**

139 *Virginia Morse, chair*