

HISTORIC DISTRICT COMMISSION
KINGSTON, NH
PUBLIC HEARING

October 13, 2015

The Acting Chairperson called the meeting to order at 7:07 PM.

Commission members present:

Charlotte Boutin, Vice Chair
Susan Prescott
George Korn, BOS rep.

Glenn Coppelman, PB rep.
Stacy Smoyer
Stan Shalett, PB rep. alternate

Board Business:

MM&S to accept the minutes of 9/8/15. (Motion by Mr. Coppelman, second by Ms. Boutin) **Motion passed** 2-0-3 with Ms. Prescott, Ms. Smoyer, Mr. Korn abstaining)

MM&S to accept the minutes of 9/16/15. (Motion by Ms. Prescott, second by Mr. Coppelman) Motion passed 4-0-1.

There was no critical correspondence for the Board to review.

Board updates: Mr. Coppelman stated that the CIP committee will be meeting on October 28th to review submissions; there was nothing pertinent to the HDC going on at the Planning Board at this time. Mr. Korn had no updates from the Selectmen.

**First Congregational Church
Sign**

Bob Brett introduced himself as representing the First Congregational Church and was asking to replace the current sign; it was his understanding that last month they had an informal meeting with the Board and discussed the sign and the concept was received favorably; they are hoping to proceed with it. He distributed paperwork to the Board to review. Ms. Boutin said that the sign was originally too large and needed to be decreased; he said that they did shrink it down to a total of 24 square feet that includes the sign and the letters; the sign is about five feet across and approximately 3 feet high so the sign itself is about 15 square feet. Mr. Coppelman noted that the reduction was in the top part of the sign and is just a little bit shorter now; it is 38 inches instead of 40 inches; the other dimensions appear to be the same; he stated that the HDC has a maximum of 24 square feet. Mr. Brett said that it was his understanding that perhaps that didn't need to be done that the bulletin board underneath might have been considered to be separate but it was included in the dimensions so the entire thing is less than 24 sq. ft. which is less than the current sign which is very ugly and can barely be read.

Mr. Korn asked about the intent of the message board and whether it will be messages pertinent to church activities or be rented out with messages for other non-church activities and used for other

advertising. Mr. Brett said that it will strictly be for church activities such as bean suppers, Strawberry Festival, guest pastors and things of that nature. Mr. Korn did not encourage the other “renting” use. Mr. Coppelman asked for specifics regarding the materials and colors. Mr. Brett said they were working with a sign company and the posts will be pressure treated and will be fluted to try to match the building style; they are 6 x 6 posts; the sign itself is a metal foam composite called a blade sign and there is a vinyl overlay that goes over it so both sides of the sign will be exactly the same; it is about ¾ of an inch thick. Mr. Brett confirmed that it is a double sided sign and it will be generally be in the same location as the one that is currently on the site; there is lighting from the ground that shines on the sign; it will be positioned 10 feet off the road; white posts; white sign; gold letters with a black or gray highlight around them. He said that it would be an improvement; the black and gold colors should last 20 years. He confirmed that this would be replacing the original sign that exists now. Mr. Coppelman confirmed that both the sign and message board would use exterior lighting; Mr. Brett confirmed that there would be no internal illumination; he said the letters are the type that slide into the little grooves or tracks. Mr. Coppelman stated that his main concerns were satisfied by adjusting the size to be in conformance with the Ordinance; it is attractive and should go along nicely with the construction that had occurred on the site. There was no further discussion.

MM&S to approve the design of the sign as presented. (Motion by Mr. Korn, second by Mr. Coppelman) **PUNA**

Mr. Coppelman explained that the normal procedure is for Ms. Morse to get the Certificate of Approval to the Selectmen’s office; this may be slightly delayed due to Ms. Morse’s brief medical leave but the minutes will be available for the Building Inspector to review. Mr. Brett said they hoped to get the sign installed before the ground freezes. Mr. Coppelman explained the need for the sign permit. Mr. Brett stated that he had not paid a fee for the Historic District application; Mr. Coppelman said that it needed to be taken care of if one was required.

ACTION ITEM: It was decided to leave this (application fee) as an action item for Ms. Morse; Mr. Brett agreed to do whatever was required.

American Assisted Living
Design Review
Corner of 125 and Main Street
4 East Way

Ms. Boutin invited the applicants to address the Board. George Chadwick of Bedford Design introduced himself and Ben Wells and John Oster from Kaplan. He stated that he wanted some feedback; there was no application before the Board at this point; they are looking at parcels in the area to find the best location for the use and where it would best fit in the Town. They said they were currently looking at the parcel previously reviewed for Hannaford’s. They are proposing a 58 unit Assisted Living project; 13 units are for memory-impaired care; this would be a total of 112 beds in the facility. They explained the proposed building location which would front toward Rte. 125 with the smallest portion of the building facing Main Street. The driveway would meander through the property, coming off of Main Street. Parking would be located to the side and behind the building. He added that the Town has certain parking requirements; the majority of the residents aren’t expected to drive. The current regulations would require 165 parking spaces; they are showing 76. They expect to speak to the Planning Board to

reduce the number of required spaces. Mr. Coppelman agreed that this would be a Planning Board issue and it was a regulation that would allow the Board to make adjustments. Mr. Chadwick wanted to get input on this issue from the HDC as well as it fits into the Historic District. He reviewed his interpretation of the HDC ordinances. They are trying to create an “estate” feeling to the building; there is a central core with “wings”. Mr. Chadwick pointed out a typical type sign that they would be proposing on the plan and how other aspects of the development may look; the gazebo is about a 12 x 12 area; basically for looks.

Steven Humphreys from EG Architects spoke about the structure of the building. He re-iterated that it was assisted living; by definition it is a commercial use but they think of it as someone’s home and are trying to convey a home look rather than a commercial use; it is a two-story building. He reviewed the view, forms, shingles, windows, porches and ways to visually bring down the scale of the building. He had a couple of floor plans for reference for the Board to look at; he explained the perspectives and the specifics of the floor plan.

Mr. Chadwick asked for feedback and how to move forward. Mr. Shalett asked about the footprint; he was told it was 58,000 square feet total that included both floors; the first floor is about 29,000 square feet. Mr. Shalett asked how large the parking lot would be; the applicant answered that there were 76 spaces proposed; they were proposing a well and septic system. Mr. Shalett asked about wetland impact; Mr. Chadwick stated that there would be a small amount of wetland impact toward the rear of the building; probably about ½ of that proposed for the Hannaford project but he was not prepared to quote numbers at this time. They are not proposing to do anything at East Way. Mr. Chadwick clarified that they had nothing to do with the tree-clearing on the site.

Mr. Korn asked about the number of anticipated ambulatory patients. Mr. Chadwick said that not all would be ambulatory; this is not a nursing home so there will not be bed confinement but residents could be in wheelchairs or use walkers and need assistance getting around. Mr. Coppelman mentioned that in the zoning ordinance, this was not a permitted use. The applicant is aware that this would need to go to the Zoning Board for a use variance. Mr. Coppelman said that the Board would be charged with reviewing applications for their appearance including the look and feel of the project and how it relates to the Historic District and how it blends into the area; they look at the size and scale and the affect something like this would have on HDI which is primarily residential although it does allow commercial and has some school activity fairly nearby. He said traffic impacts are a concern and the Board would want that reviewed and addressed. Mr. Chadwick asked if the Board felt that this proposal met the intent of the requirements of the zone. Mr. Coppelman felt that not fronting on Main Street was helpful as very little of it looks like it would be visible from Main St.; Mr. Chadwick confirmed that it is 500 feet back from Main Street. Mr. Coppelman explained that the Town considers this property as the gateway to the Historic District and Main Street area; the more appropriate and more attractive to the gateway and Historic District concept, the better. Mr. Chadwick stated that more details would be addressed as they moved forward; Mr. Coppelman said that those types of visualization would be helpful for the Board. Distances to Rte. 125 were reviewed. Mr. Coppelman suggested that some of the styling as presented is good with peaked roofs and traditional materials with a hip-roof design; he said the HDC requires no synthetic siding so clapboards or shingles or wood of some type will be the way they would want to go. Vinyl siding was discussed; Mr. Coppelman referred to new construction regulations that specifically address design considerations for new buildings and structures. Aspects of the ordinance were read and reviewed; prohibited aspects were reviewed. Ms. Prescott noted that if

waivers requested and synthetic siding was proposed, the Board would want to see samples. Demographics were discussed. Mr. Korn said that each unit has an HVAC under each unit and suggested that it made each unit look a little like a hotel and not go with the look they are discussing and suggested a different treatment to blend it in a little better. Mr. Coppelman agreed. The look of this aspect of the proposal was discussed; the applicant will take a look at it for any possible changes.

Mr. Chadwick confirmed that there was a letter of intent, regarding the ownership of the property but not a purchase and sales. Other sites were discussed.

The proposal includes companion-suite units and they are looking to go after the blue-collar market; they are trying to be affordable, while not low-income. They currently have 15 properties up and down the East Coast. The parking is mostly for the staff and visitors, most of the residents will not keep their own vehicles. Mr. Coppelman asked about the level of staffing for the proposed facility. They were told that they will meet the State requirements for staffing ratios. There is currently one being built in Londonderry; there is one in Keene and one in Bedford, NH; Bentley Commons. The applicant stated that a field trip at a current facility would be possible; the closest one is probably Raynham, MA.

Mr. Korn, as the Selectmen's representative, stated concerns about impacts on the emergency services for the Town adding that it might be helpful to have statistics from the other facilities in terms of the number of calls and other experiences. He wanted verification that the Town's current services would meet the needs of the facility or whether they would subcontract with a private vendor. He said those types of questions would not necessarily be relevant to the HDC but would to the Planning Board and the community as a whole. As a Selectman, he had concerns about the financial impact to support additional services as needed. The representative said that they have had to address these concerns with other communities in the past. Mr. Coppelman said that the Board would be looking for input from the Town departments. He explained that he would have to go to the Planning Board for site plan review; he noted that the Planning Board won't hear it until there is a decision at the HDC. He added that he could go to the Planning Board for a conceptual hearing to get their feedback prior to a formal site plan review. He explained that a conceptual hearing is non-binding on all the parties, including the Planning Board but is an opportunity to get some feedback. Mr. Coppelman told him the dates of the Planning Board meetings and hearings. The applicant explained that per a discussion with Ms. Faulconer and Mr. Greenwood, a design review requires abutter notification when it is site specific.

There was a question regarding how the proposal would look from Rte. 125 and the vegetation that would remain. Mr. Coppelman said that it appeared that what was remaining looked like mature growth trees so from Rte. 125, the building would be able to be seen. He added that many of the trees were in the State's right-of-way so would not be something that could be eliminated. A question was raised as to whether it was possible to get a computer generated idea of what it would look like from a different perspective from the view shown to the Committee. The applicant stated that this could be done. Mr. Shalett asked if there would be parking garages on the site; the answer was no. Mr. Shalett expressed concern that it would look like a used car lot; the applicant said that there would just be one aisle facing Rte. 125 with the remainder out behind the building where it wouldn't be seen. Mr. Shalett discussed the meandering driveway and asked if it could be straightened out to leave more of a park feel; the applicant said that they were trying for the meandering, estate-type driveway with a boulevard entrance rather than one found at a shopping complex; he asked if they were looking for a residential-feel type driveway or if the current proposal was acceptable. They are trying for the "grand-estate"

feeling. Ms. Prescott suggested it was like a mellow-mansion effect. Different thought processes of the proposal were discussed. Mr. Coppelman suggested taking cues from the colonial aspects of the Historic District; his feeling for the entrance is that less is better. There was agreement that the meandering feel was fine but a less “grand” entrance would be appropriate to fit into the neighborhood; the applicant suggested more of a residential type feel to it at about 24 feet wide; not having the boulevard effect with the island in the middle. Ms. Boutin asked about the ponds and the edge of wetland; the applicant said the intent of the pond was to treat the stormwater and infiltrate it back into the ground from the paved surfaces. They are trying to make it look more like a gradual depression than a pond adding that “pond” may be the wrong word to have on the plan. He is not sure that the wetland is actually still considered a wetland due to the lack of vegetation; he said they needed to re-map the wetlands and address those issues with their application.

Mr. Korn said that he thought the development would be an asset although there were still a lot more questions to be answered; Mr. Coppelman agreed. The applicant said that they were getting a sense that this was not something that wasn’t wanted in the District. Mr. Coppelman thanked them for coming to the Board to give them an idea of what was going on and get their feedback.

Mr. Korn noted that there was no public present for comment.

Ms. Boutin announced an up and coming joint meeting with the Heritage Commission on October 22, 2015 to get the committees together to make sure there is not a lot of overlapping projects; they meet at the library at 7:00.

The next HDC meeting is November 10, 2015 at 7:00 at the Town Hall.

MM&S to adjourn at 8:25 PM . (Motion by Mr. Korn, second by Mr. Coppelman) PUNA

Respectfully submitted,

**Ellen Faulconer
Recording Secretary**