

Kingston Historic District Commission
February 17, 2016

Members present:

Virginia Morse, Chair
Charlotte Boutin, V. Chair

Glenn Coppelman, PB rep.
Susan Prescott

Absent: Stacy Smoyer, George Korn, BOS rep., Stan Shalett (PB rep. alternate)

Ms. Morse called the meeting to order at 7:01 PM. She noted that this was the first meeting of 2016.

MM&S to accept the December 8, 2015 minutes as written. (Motion by Mr. Coppelman, second by Ms. Prescott) **PUNA**

Board Business

Committee/Board Updates:

Ms. Morse distributed the updated HDC regulations re: Rules of Procedure and disposition of tapes.

Mr. Coppelman said that there was nothing specific from the Planning Board but added that the updated CIP was completed and presented at the February 2, 2016 meeting which was accepted by the Planning Board. He confirmed that there was no contact from the assisted living facility proposal that had previously been to the HDC; the procedure was reviewed.

Heritage Commission: Ms. Morse stated that an email had been received today that Kingston was chosen by PlanNH for a charrette; she reviewed the email and the charrette program and presentation; it is anticipated that this will take place in early June.

Bob Icelinger
First Congregational Church

Ms. Morse gave Mr. Icelinger an application; he was here this evening for information, not for an application. He said that there was a structural problem with the foundation but they are anticipating that they need to excavate to have a complete basement; the question came up regarding whether to use brick or granite or whether it was their choice. He asked if the KHC was involved with the interior and was told no. He said that they wanted to extend the front of the church out 16 feet with the rationale being that the steeple needed to be shored up and they were also running out of space; he stated that the way the building is done now, the pathway to the bathroom is disruptive; they would also pick up a couple more rows of seating. He said that the front of the church would look

the same but the side would be extended out 16 feet and the steeple would then be put back on top. He questioned whether there were any restrictions to moving it out 16 feet and restrictions on the building materials that would have to be used. Ms. Morse said the HDC is interested in preserving the architecture that is there which includes building materials, appearance and setting; she said that the interior did not matter unless it impacted handicap access of the building; she assumed this would be similar to what currently exists. Mr. Icelinger said that the extension would match up to the rest of the building; he said the structural engineer wasn't sure whether they would need to use concrete or brick for the exposed part of the basement. Mr. Coppelman asked what was there now; Mr. Icelinger thought it might be brick but was unsure. The consensus was that it was brick; it was Mr. Coppelman's inclination that the expansion should also be brick to try to preserve the look and feel of the building. Mr. Icelinger said that the restrictions would basically be that when they are done, the new part should match the existing. Mr. Coppelman said that it could be poured concrete on the inside with a facing of brick. Mr. Icelinger said that it would have to be poured concrete to begin with. Ms. Morse explained that the architectural treatment would include items such as trim around windows, molding, fascia boards and items of that nature; they like to keep these type of features. Ms. Morse asked Mr. Coppelman about setbacks for this extension; she asked if they would need to go to Planning Board if approved by the HDC. Mr. Icelinger said they are aware they need to go to the Planning Board; Mr. Coppelman agreed. Mr. Icelinger asked if there were restrictions regarding setbacks; Mr. Coppelman suggested they review the ordinances and regulations about setbacks. Mr. Coppelman asked about the driveway in front and how this might be impacted. Ms. Morse explained that all the ordinances and regulations are on the Town's web site on-line to look up the requirements. Mr. Coppelman suggested coming into the Planning Board office for information or interpretation of the Ordinances. Mr. Icelinger said that he would like to be on the next HDC meeting. Ms. Morse said that the next meeting was rescheduled due to the election and will be on Tuesday, March 15th. She will add them to the agenda for that meeting at 7:15; she told him that they like to have the plans as early as possible. Mr. Icelinger said they should be prepared. Mr. Coppelman said that he thought it should require a public hearing. Ms. Morse needs to review how much lead time is necessary for a public hearing; Mr. Coppelman thought the notice had to be in the paper 10 full calendar days prior to the hearing; he said 12 days should be counted as it is 10 "clear" days not counting the day of the hearing or the day of the notice; back up 12 days from the notice. Ms. Morse confirmed that the HDC does the notice and notifies abutters. She said the notice has to be in by March 3rd so the information needs to be in before that date. She will contact Mr. Icelinger about the deadline dates once she confirms them. Ms. Boutin asked if the whole structure would be coming out 16 feet. Mr. Icelinger explained the expansion; he said the front will look the way it looks now. Ms. Prescott asked about the current foundation footprint. Mr. Icelinger said that there had been a leak that hadn't been noticed for a while and the steeple is only being held up by the extension; it is not unsafe at the moment but will get there eventually. Ms. Morse discussed her knowledge of the basement and the different foundation lines; the process of replacing the foundation was discussed.

Ms. Morse confirmed that she will contact Mr. Icelinger about the deadlines to be on the next public hearing. Ms. Prescott asked about the windows for the expansion. Mr. Coppelman suggested that the more that was able to be presented about sketches, designs, rendering or other presentations on how it will look will be better for the hearing; they need to be able to provide an accurate representation and presentation. Mr. Icelinger will tell his committee that he will need them by the hearing. Ms. Morse added that the type of materials being used would also need to be presented at the hearing; she stated that currently there is wood on the front of the building the continuation of which will be a more positive presentation to the Commission.

Board Business, continued

Ms. Morse noted that she re-sent the calendar due to the many changes in the schedule due to several conflicts due to the multiple elections this year along with one change as a request by the Planning Board.

The Commission reviewed conflict/recusing requirements. Mr. Coppelman said that recusing is the responsibility of the individual.

MM&S to adjourn at 7:32 PM. (Motion by Mr. Coppelman, second by Ms. Prescott)
PUNA