

**Kingston Historic District Commission**  
**June 14, 2016**  
**Public Hearing**

Members present:

Virginia Morse, Chair	Glenn Coppelman, PB rep.
Charlotte Boutin, V. Chair	Stan Shalett
Susan Prescott	Stacy Smoyer (joined the meeting in progress)
George Korn, BOS rep. (joined the meeting in progress)	

Ms. Morse called the meeting to order at 7:04 PM.

Absent: George Korn, BOS rep., Susan Prescott

**Commission Business:**

Correspondence: Ms. Morse handed out copies of the State's five year plan.

**MM&S to accept the minutes of May 10, 2016.** (Motion by Ms. Prescott, second by Mr. Coppelman) **PUNA**

Committee Updates:

Planning Board: Mr. Coppelman said there was nothing specific to the HDC.

Heritage Commission: Ms. Morse reviewed items surrounding Envision Kingston II. Mr. Coppelman noted that the PlanNH groups said that this was one of the better charrettes they had done; there was good participation and was a successful event.

*<Board note: Ms. Smoyer joined the meeting at this time.>*

**Maria Eggleston**  
**137 Main Street**  
**Tax Map U9-45**

Chet Sullivan, representing Mark and Maria Eggleston, provided the Commission with copies of pictures of the property as it currently exists and a drawn picture showing what was being proposed for renovations on the property. Ms. Boutin noted that the changes appear to be on the garage in the back and the side of the house. Mr. Eggleston said that they were trying to get rid of the "T-111" on the side of the house and put the clapboards on it. Mr. Coppelman said it looked like T-111 was on the garage and on the connector; Mr. Eggleston confirmed. T-111 siding was described and areas with it were pointed out in the pictures. Mr. Sullivan reviewed the proposal; he stated that architectural shingles were going on the roof. A false sliding door will be going on the garage to look like it was in the 1800's; the garage is not used as a garage, it is living space, so it is a "dummy" door. Window changes were reviewed; the window about the fake garage door will remain. Ms. Morse said the application requires a detailed explanation so while the

drawing is good, she is adding more information to be specific so the Building Inspector will know what was approved; the sketch is limited information so the questions being asked are to give additional information needed for any type of approval. She repeated the information: architectural shingles on the roof, windows to the left of the door will be three panes, a new door in the existing “hole”, the two small windows will stay, “T-111” will be removed and replaced with clapboards to match what is on the garage, the garage door actually won’t slide, it is a “faux” door that will look like it slides. Ms. Morse asked for other questions. It was clarified that all the vertical “stuff” (the T-111) goes away and is replaced with clapboards.

*<Board note: Mr. Korn joined the meeting at this time.>*

Ms. Morse stated that this was an improvement. The applicant said that he believed it was asbestos siding in the front; their goal would be to replace with clapboard siding sometime in the future. Mr. Eggleston said that eventually he would like to pave the driveway and asked if he needed to return to the Commission about that. Ms. Morse said the HDC would not necessarily need to give approval for a driveway; Mr. Coppelman said that would go to the Road Agent for a permit. Mr. Sullivan talked about some future changes for the back side of the house and asked if they would need to return; Ms. Morse confirmed that they would and explained the process, approval and permitting requirements.

**MM&S to approve the application as discussed and as Ms. Morse outlined during the meeting.** (Motion by Mr. Coppelman, second by Ms. Prescott) **PUNA**

Ms. Morse explained that there is a \$25 fee that needs to be written out to the Town of Kingston; they will pay for this when they apply for the Building Permit; Ms. Morse will make a note of that on the approval.

**Phil and Layla Whitby**  
**190 Main Street**  
**Tax Map R34-23**

Ms. Morse noted that the Whitby’s were not present and the Commission will begin with the next application at this time.

**Kaci and James Ahern**  
**1 East Way**  
**Tax Map R34-74**

Ms. Ahern said that her representative for solar panels was not currently here yet; Ms. Morse said the Commission could wait and move on to other business.

**Commission Business, continued:**

**Town-owned properties in HD1:** Ms. Morse said that there had been a previous discussion about the property previously owned by the Saunders family and now owned

by the Town; she had spoken with Mr. St. Hilaire about the upkeep of the property; a window was boarded up from the inside and they are mowing the lawn. Ms. Morse spoke with Ms. Grant who confirmed that the property had met the notification guidelines and could be sold or auctioned at any time; Mr. St. Hilaire thought it might be possible to refurbish if done within the next few years. Ms. Morse asked for comments from the Board regarding their encouraging the BoS to pursue selling or auctioning the property. Mr. Coppelman asked for the Selectmen's rep. to give the Commission information as to how this is normally dealt with. Mr. Korn talked about the auctioning process and requiring a "reserve" amount due to back taxes, as an example. He is unsure of any possible stipulations. Mr. Coppelman believed that due to the Town owning the property in the Historic District, stipulations could be placed. This would need to be confirmed; Mr. Korn said that the Commission should put forward what they think should happen regarding the property and he was sure the BOS would take that into consideration. Ms. Morse said that anyone wanting to tear it down would need to come to the HDC; Mr. Korn said that someone could just let it deteriorate until that was the only option. Timeframes might need to be incorporated into any stipulation of purchase. Mr. Shalett reviewed a possible three-year exemption; Mr. Korn believed that timeframe had expired. Ms. Morse re-iterated that Ms. Grant had reviewed this and it had expired. There was discussion about the BoS needing a recommendation from this Commission to make it part of the auction process. Other concerns were reviewed. Mr. Coppelman expressed concerns that the streetscape be maintained and that the property would be purchased by someone willing to keep the building and keep it up as opposed to tearing it down or moving it out of town. This sentiment was echoed by the Commission. Ms. Morse would like to send this recommendation to the Selectmen. Mr. Coppelman said he was less concerned with the use of the building as long as it is an allowed use within the District, he clarified his concern that the structure be maintained and be functional whether a residence or other permitted commercial uses. Mr. Korn said the Selectmen would probably support the HDC recommendation. Mr. Shalett asked if a site walk would be a possibility to review the property and its condition. Ms. Morse said it was probably not needed prior to making a recommendation since Mr. St. Hilaire believes it could be fixed. Mr. Coppelman said any further analysis would be up to someone purchasing the property. There were multiple simultaneous discussions about the property. Ms. Prescott said that there would need to have legal input about any stipulations for auction. The location of the property was discussed; research into the history of the property was suggested.

A motion was made regarding the Commission's recommendation. Mr. Shalett asked that the motion include the requirement that the property be auctioned off within the next 120 days. The Commission decided on "as soon as possible which was add to the motion as a friendly amendment. The final motion, as amended:

**MM&S to send a letter of recommendation to the Board of Selectmen notifying them that the Commission would like to have the Town move forward with the auction property for the former Saunders property as soon as possible; the Commission is recommending that there be conditions for the restoration of the property with no demolition of the structure; the property should be saved,**

**maintained and brought back to functional use.** (Motion by Ms. Prescott, second by Mr. Coppelman) **PUNA**

**Phil and Layla Whitby**  
**190 Main Street**  
**Tax Map R34-23**

Ms. Morse congratulated the Whitby's on the painting of their shed. She noted that the building permit for the shed had not been applied for as yet; if the panels are approved, they should get the permits together. Ms. Morse added that she would be recusing herself, as an abutter.

Ms. Boutin confirmed that the applicants were asking approval for solar panels on their house. Mr. Whitby thought the company, Sun Run, was going to be here this evening to describe the property; he had an email showing an idea of the proposal and placement on the roofs; black panels with black trim. He had no further information other than the roofs of two buildings would be covered with panels; the original structure, the big house, would not be covered with panels. Ms. Whitby said that the three other roofs are not visible from the street, only one small one will have some adding that they are going to be all back to as to be more "stealthy". Ms. Boutin asked if there was an application; Mr. Whitby said he would fill it out at this time noting that he had expected someone from Sun Run to be here for the presentation and do the paperwork. Ms. Prescott said that it would be customary to see a proposed sample of the material or a spec. sheet or photographs/pictures. Mr. Coppelman confirmed that the all-black panels were much less intrusive. Ms. Prescott stated that any approval would make this a requirement. Mr. Whitby provided the application and the fees for the application. Mr. Coppelman stated his assumption that the company would be getting the proper permits prior to installation.

**MM&S to approve the application for the solar roof panels as presented, specifically on the roofs on the barn area and the detached garage, not on the main house, and the panels, including the frame/trim will be all black.** (Motion by Mr. Coppelman, second by Mr. Korn) **PUNA**

Ms. Morse reminded the applicant that they needed to get the building permit for the existing shed.

**Kaci and James Ahern**  
**1 East Way**  
**Tax Map R34-74**

Kaci Ahern and Cody Gardner of Solar City introduced themselves to the Commission. Ms. Ahern provided a photo of the existing house; Mr. Gardner confirmed that the panels will be on the roof at the back of the house which is facing south; the panels won't be on the front; they won't be seen from the street. Ms. Ahern provided a picture of the house from the front confirming that the back of the roof can't be seen. Mr. Coppelman asked if the panels will be designed to be all black. Mr. Gardner said they are not and he had a

picture of what the panel would look like. Mr. Coppelman said that since they are not seen from the street, it is not as critical an issue as with the previous applicant. The Commission reviewed the proposal. Mr. Gardner says that their panels and installation are only 2 to 3 inches above the roof so they are more flush to the roof than panels used by other companies; it is a smaller system. The design and construction was reviewed.

**MM&S to approve this application for the solar panels on the south-facing (back) side of the house located at 1 East Way as proposed.** (Motion by Ms. Smoyer, second by Ms. Prescott) **PUNA**

The application fee will be brought into the Selectmen's office tomorrow by the applicant.

### **After-the-Fact Applications Policy**

Previous requests for approval for pre-existing work was discussed. Concerns about possible requirements and enforcement policies were reviewed. Ideas about education of property owners was discussed. Ms. Morse asked if the members had any ideas. Mr. Korn reviewed enforcement issues. Ms. Smoyer asked about Planning Board procedures for similar actions; Mr. Coppelman explained that if an approval was needed and had not been applied for, a request was made to the Board of Selectmen asking to require an application as they are the enforcing body of the Town. Mr. Korn explained the procedure for requiring a building permit "after the fact" adding that compliance would still be required for an "after the fact". Ms. Smoyer suggested that the Commission should not feel uncomfortable requiring that something built without a permit comply with regulations; work with the situation as it presents itself. Mr. Shalett suggested that property owners receive letters educating them again. Ms. Morse said that information should also be given to the newspapers; the BoS office sends information to new homeowners in the District. Ms. Prescott suggested sending letters to HDII property owners as well. Mr. Coppelman said that the easiest way to handle the issue is through continuing education done repeatedly; letters and newspaper articles were suggested. Ms. Prescott suggested a slide on the Town's web site. Ms. Morse added that some of these suggestions regarding information also came up in Envision Kingston II. Ms. Morse said if anyone was interested in writing a letter and was inspired at any point to write one, they should feel free to give it a try.

Ms. Morse announced that the next meeting is July 12, 2016.

**MM&S to adjourn at 8:31 PM.** (Motion by Mr. Korn, second by Ms. Prescott) **PUNA**