

Town of Kingston, New Hampshire  
Historic District Commission  
Minutes of Meeting  
August 13, 2013 –7:00 PM

**Present:** Virginia Morse, George Korn (Board of Selectmen), Glenn Coppelman (Planning Board), Stanley Shalett (non-voting alternate), John Flanders and Susan Prescott were welcomed to the group. Stacey Smoyer arrived late as noted.

**Absent:**  
Charlotte Boutin

John Flanders apologized for missing the meeting in July.

**Minutes:** Minutes from the June 11, 2013. Glenn Coppelman made a motion to accept the minutes. George Korn 2nd the motion. All in Favor. No Opposed votes. Virginia Morse Abstained because she was absent, Susan Abstained because she was not a member at the time. Motion Carries. Minutes from July 9, 2013. Correction: Virginia was listed as both present and absent, she was present for the July 9<sup>th</sup> meeting. The correction was made. Glenn Coppelman made a motion to approve as amended. George Korn 2nd the motion. All in Favor. No Opposed votes. No Abstained votes. John Flanders Abstained because he was absent, Susan Abstained because she was not a member at the time.

**Correspondence:** Virginia Morse stated that she contacted Jan Bennett, the new school board chair, to let her know that the LCHP money was available again. She stated that Jan seemed interested in speaking further regarding the preservation of the Seminary Building. Stacey Smoyer arrived.

Glenn Coppelman expressed concern regarding the upcoming deadline for the LCHP application and that the Heritage Commission might also be applying for funds to preserve the bandstand. There was discussion regarding 2 applications being submitted from the same community for different projects. Virginia stated that she was sure that the Heritage Commission is actively working on an application.

**Board Updates:** Planning Board (Glenn Coppelman)- Glenn Coppelman stated that the owner for Bucco's restaurant set up an outdoor vendor stand during Kingston Days and because his permit does not allow for such business, the Planning Board requested a Cease and Desist Order be issued by the Board of Selectmen. Glenn stated that the Board also accepted the impact fee schedule at the last meeting. CIP has not met but will meet after they receive the department submittals in early September.

Board of Selectmen (George Korn)- George Korn stated that the Cease and Desist order was issued by the Board of Selectmen and that it was ignored by the restaurant owner. George also noted that he recused himself from the Order and will be recusing himself from future discussions regarding this matter. He added that there has been a request from the owner to appear at the next Planning Board meeting.

47 **New Business**

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49 **Brian Gallant- 181 Main St.**- Brian stated that he is looking to update the front porch, the roof,  
50 etc. He is not looking to change the structure but wants to update and repair. He provided the  
51 HDC with the information that he did have but stated that he wasn't able to acquire prices. Brian  
52 stated that he was unsure of the process for the properties within the Historic District. There was  
53 discussion regarding the siding and trim. Virginia Morse explained that the goal of the HDC is to  
54 try and keep the character of the homes in the Districts. Brian stated that his goal is not to change  
55 the design. Virginia stated that she would research to see if she could find an older picture of the  
56 house to see what it looked like closer to the house's original state. She stated that she would  
57 also research porches for that era. His application was reviewed. Glenn stated that he is  
58 concerned specifically regarding the vinyl siding. Glenn stated that there have been applications  
59 that had been approved for vinyl siding, based on the presentation done by the contractor.  
60 Virginia offered to look up the company that had been used in the previous approved application.  
61 The HDC gave Brian suggestions regarding what is needed to present to the HDC for approval  
62 (ie. samples and pictures). Brian was told that he could gather the materials supporting his  
63 application and come back to a future meeting. Brian stated that his only concern was time and  
64 that he has an urgency to start. He stated that he is unable to begin repairs on the interior because  
65 the exterior is in such bad condition. Glenn stated that the roof repairs and interior could be done.  
66 The HDC discussed the possibility of issuing a certificate of approval for the demolition so that  
67 Brian could begin to prepare building for the siding once selected. Glenn Coppelman made a  
68 motion to grant a certificate of approval for demolition, the removal of the existing siding, in  
69 preparation for the new exterior treatment. George Korn 2nd the motion. All in Favor. No  
70 Opposed votes. No Abstained votes. Motion Carries. Brian was added to the September meeting  
71 for 7:15.

72  
73 Application for signage at Bucco's Restaurant. George Korn has recused himself from the  
74 discussion and joined the audience. Stanley Shalett has also recused himself and joined the  
75 audience. Virginia reminded the group that the sign in question is a backlit sign and goes against  
76 the Town Ordinance. Virginia stated that she sent a letter to Mr. LeClaire explaining the ruling of  
77 the HDC and stating that he could apply to the Zoning Board of Adjustment for a variance. She  
78 added that a copy of the letter and a copy of the minutes were also sent to the ZBA. Virginia  
79 stated that Mr. LeClaire was asked not light the sign until the matter was resolved but noted that  
80 the sign has continued to be used. Virginia stated that she has not requested that the Board of  
81 Selectmen issue a Cease and Desist because she was hopeful that Mr. LeClaire would be present  
82 at tonight's meeting and that the matter would be discussed. Glenn asked if there were any  
83 updates on actions from the ZBA. None of the members or audience made note that there had  
84 been any actions made by Mr. LeClaire. Glenn stated that in his opinion, Mr. LeClaire had made  
85 it clear at the last meeting that he had planned to continue using the sign. Glenn stated that unless  
86 Mr. LeClaire appeared and provided information indicating that he was perusing a variance, the  
87 HDC would have no other option than to request enforcement action from the enforcing body of  
88 the town, the Board of Selectmen. Virginia stated that the HDC reinforced the idea that they  
89 support local business but that they need to uphold the current Town Ordinances. The Board  
90 opted to wait until 8pm, the time allotted to Mr. LeClaire on the agenda, to give him the  
91 opportunity to appear and state his case. After 8:00PM. Glenn Coppelman made a motion to  
92 authorize the Chair of the HDC to request a Cease and Desist from the Board of Selectmen for

93 the sign violation at Bucco's restaurant. Susan Prescott 2nd the motion. All in Favor. No  
94 Opposed votes. Motion Carries.

95  
96 **Evelyn Nathan Project-** Virginia presented a draft of a "memorandum of agreement" for the  
97 approval of the HDC. Glenn Coppelman suggested the addition of an "anticipated project  
98 delivery" date. He also noted that there may need to be more than one Board of Selectmen  
99 member signature. There was discussion of the need for the project being completed by a  
100 specific date based on the budget. It was also noted that there should be an addition of payment  
101 terms. Virginia stated that she would make the updates.

102  
103 Glenn Coppelman was excused from the meeting.

104  
105 Virginia asked George Korn what needed to be sent to the Board of Selectmen in support of the  
106 request for the Cease and Desist. It was decided that the supporting documents, correspondence  
107 and the meeting minutes would be sent.

108  
109 **Kingston Days:** The HDC discussed various aspects of the Kingston Days. The HDC felt that it  
110 was a very positive event. Virginia asked why the landscaping was not being up kept at the  
111 Nichols building. Stacey Smoyer stated that it is because of the pending plans for the grading of  
112 the building. George Korn stated that the work is on the schedule but the timing has not been set  
113 because of other projects within the town.

114  
115 **Kingston Chronicles:** Virginia stated that she has Phyllis Crowell will be sending her stories so  
116 that Virginia can write up an article. She added that she would like to write a "Who am I"  
117 regarding Don Clarke. Virginia stated that she would be looking for volunteers to write in the  
118 future.

119  
120 Virginia stated that Charlotte Boutin has accepted the Vice Chair position.

121  
122 **A motion was made by John Flanders to adjourn at 8:18 P.M.**  
123 **George Korn 2nd the motion. All in Favor. No Opposed. Meeting Adjourned.**

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125  
126 *Virginia Morse, chair*