

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, May 9, 2017
Public Meeting

Members Present:

Virginia Morse, Chair
Charlotte Boutin, V. Chair
Glenn Coppelman, Planning Board representative
Susan Prescott
Stanley Shalett
Stacy Smoyer

Members Absent: George Korn, Board of Selectmen representative

Other Attendees: Donna and Jackie Clark
Kevin and Marianne Klemarczyk

Ms. Morse called the meeting to order.

Town Board Updates:

HDC: Ms. Morse asked for omissions, errors, corrections to the transcribed minutes of the meeting held on April 11, 2017. Ms. Boutin mentioned that Ms. Smoyer was absent, and this was not mentioned in the minutes. Also, on page 4, "Ouellette" is spelled incorrectly. Mr. Coppelman mentioned that the Minutes refer incorrectly to "fibrous cement" rather than "fiber cement." Ms. Boutin mentioned that Ernest McGowan was present at the meeting but was not added to list of "Other Attendees." Mr. Coppelman made a motion to accept the Minutes as amended. Ms. Boutin seconded this motion. Ms. Smoyer abstained. All others in favor and none opposed.

Ms. Morse provided critical correspondence: She provided an update regarding the conditions for the Certificate of Approval for the proposed new construction at 187 Main Street. The new plans were indeed received ahead of time and were available for review. Also, Carol Croteau of the Planning Board provided information to Ms. Morse from NH Health and Human Services with regard to Bed and Breakfast owners and what they should do regarding servicing food. This information will be in Ordinances and Regulations as a reference. Ms. Morse will forward this to the entire HDC.

Additionally, the Masons in Kingston are celebrating their 150th anniversary in Kingston. Master John Paiva invites all members of the HDC to attend their celebration on Saturday 6/24 at 11 AM.

Planning Board and CIP: Mr. Coppelman stated the CIP was presented to the Planning Board at their last meeting a week ago, and it was reviewed. No public comments were received, and the Planning Board voted to adopt it. It is now an official

advisory document for the Board of Selectmen and the Budget Committee. It is a rolling 6 year plan with flexibility to even out the burden to taxpayers.

Mr. Coppelman also provided an update regarding the proposed All American Assisted Living facility. The meeting is continued to the next meeting a week from tonight. Many pieces are outstanding, and many town departments provided feedback.

Board of Selectmen: No representative present.

Heritage Commission: Ms. Boutin stated the Commission is still working on the gazebo project on the Plains.

Kevin and Marianne Klemarczyk
7 Farm Road, Porch Alteration

Mr. Klemarczyk had provided drawings regarding their proposed project, including pictures. He stated they have been in the house for 3-1/2 years, and their porch renovation is an ongoing future project. Currently, the state of the porch is poor. The roof is sagging as is the deck. There is no permanent foundation under the porch, and the rear wall behind the porch abuts the brick foundation of the home. The current posts are 4x4 pressure-treated posts, but they would like to install turn posts. They also want to install black shutters. The main issue at hand is they would like to remove the vestibule. They want to move the door from the vestibule facing the driveway and instead attach it to the main house facing the street. The outdoor stairs would be moved to the front with the installation of a walkway, and a small porch with a railing would be created. The footprint of the porch would remain the same. Pillars would be added.

Ms. Prescott asked if black shutters would be installed on the 3 sides of house visible from the street. Mr. Klemarczyk concurred. Mr. Coppelman added the shutters would be a welcome addition.

Ms. Prescott asked if all vinyl siding has been removed. Mr. Klemarczyk said that is indeed the case, but there is aluminum trim on the house that will eventually be taken out and replaced with natural wood at a later date as a maintenance project. Mr. Coppelman offered for the HDC to provide approval, which lasts for 2 years, for this change as well. Mr. Klemarczyk asked if solid PVC is allowed, and Mr. Coppelman said it was. Mr. Klemarczyk clarified that all aluminum trim would be replaced in kind with painted wood as a maintenance project to return back to original wood trim. It was noted later in the meeting that maintenance projects do not require HDC approval.

Mr. Coppelmann asked if a railing would be installed near the new front door. Mr. Klemarczyk said they will try to match the existing railing.

Ms. Morse brought the Commission's attention to page 9 where Mr. Klemarczyk provided a detailed list of proposed repairs.

Mr. Coppelmann asked if the picture of the door is of an inside door or an outside door. Mr. Klemarczyk confirmed that this is an outside door behind a screened door.

Ms. Morse went through the detailed list provided on page 9. She asked what the foundation will be under the repaired porch. He mentioned it would be a concrete pier low to the ground and have posts down to the pier. It will be open under the porch. Mr. Coppelman asked if the installation of lattice around the porch foundation was planned, and Mr. Klemarczyk agreed to do so.

Ms. Morse opened this up to questions and comments. Ms. Boutin liked the new plan. Ms. Morse was pleased that this would look more like the original house.

Motion: Mr. Coppelman made a motion to approve the application as presented and discussed in the materials and in the discussion with one addition that the project will include new lattice under the porch area. Ms. Prescott seconded.

Members in favor: Six.

Members in opposition: None.

Abstentions: None.

Ms. Morse provided Mr. Klemarczyk with an overview of the approval process.

Proposed All American Assisted Living Facility

Entrance Column Design

Main Street, R-34, lot 71B

George Chadwick of Bedford Design returned with new drawings to share with the HDC. He wanted to discuss the installation of two pillars at the entrance of the proposed driveway at Main Street. He handed out copies of what the columns would look like, including pictures of a similar facility in Londonderry. The two pillars would be located on the left and right sides of the entrance driveway. The pillars will be made of a block structure underneath with stone veneer on the exterior with a stone cap on top. A small LED light would shine down on the street number on the pillar. Mr. Chadwick also had copies of the detail sheet. The pillars would be 2 feet 8 inches square, 4 feet tall with a structural foundation.

Mr. Coppelman asked about the height of the pillars depicted on Mr. Chadwick's pictures as they appeared to be 6 feet, and Mr. Chadwick confirmed that after internal discussion, it was decided to build these pillars at 4 feet, not 6 feet.

Mr. Coppelman asked the distance from Main Street at which the pillars will be installed, and Mr. Chadwick stated they would be installed 30+ feet from the edge of the street fully located on the project property. The pillars would not be in the direct line of sight. A plaque with the street number would be installed on one of the posts.

Ms. Morse informed Mr. Chadwick that the HDC discussed the height of pillars prior to this meeting. She discovered after measuring the height of other pillars around town that there were indeed many pillars, including in the cemetery, that were 6 feet tall. In her

opinion, 4-foot pillars are acceptable. She thinks this will be a good balance of height to width with a good setting. Mr. Coppelman added that in years with high snowfalls, the height would be needed. Ms. Boutin concurred, adding it would be good to avoid snow pushed back from plows in the winter.

Mr. Shalett asked about the usage of LED lighting, and Ms. Morse said this was acceptable.

As there were no more questions, Ms. Morse asked if the members were ready to present a Motion.

Motion: Ms. Prescott made a motion to approve the design of 2 stone pillars as presented. Mr. Coppelman seconded.

Members in favor: Five.

Members in opposition: None.

Abstentions: One, Mr. Shalett.

Ms. Morse shared that the Planning Board had a discussion about the placement of the building on the lot. Ms. Morse asked Mr. Chadwick to confirm that if the structure moved somewhat on property, that the design of the building remain the same as would the positioning of the building; Mr. Chadwick concurred that this will be the case. Mr. Coppelman added that if the building was moved closer to the street or the appearance from Main Street would change due to angling of the building, it may require additional HDC input. Mr. Chadwick offered to show the members alternative designs of building placement as he had the drawings with him at this meeting. Ms. Morse added she will be attending the next Planning Board meeting as the members will discuss this. Mr. Coppelman added as it is not on the agenda, it should not be officially discussed, but the members did want to review these drawings and did so at this meeting without any formal discussion. Mr. Chadwick explained how decisions about the placement of the building, septic system, and well are made. He added that these are complex decisions affected by the lot itself, so movement of the building on the lot involves much planning and discussion. An informal discussion was now held about the drawings provided by Mr. Chadwick regarding building placement on the lot and the complexities in determining this placement.

Ms. Morse provided Mr. Chadwick with an overview of the approval process.

Mr. Shalett offered to abstain, although he is in favor of the plan.

Proposed New Business

R&R Massage, 138 Main Street

Donna and Jackie Clark

Ms. Morse read a letter written by Jackie Clark to the Planning Board and also read the Planning Board's response to this letter.

--Gap in recording--

In summary, Ms. Clark will be renting the canopied building at the former WS Clark and Sons business at 138 Main Street. The business will be called R&R Massage with Ms. Clark being the sole operator and with no other employees. The hours of operation will be from 9 AM to 6 PM or earlier. She will see only one client at a time and expects only one car to be parked at a time at the south parking pad. There will be no sign advertising the business and no changes made to the building.

The Planning Board replied that based on the information in Ms. Clark's letter, they did not require any additional review but recommended that Ms. Clark contact the HDC to determine if additional review will be required as the business is located in the Historic District. In accordance with that information, Ms. Clark is now approaching the HDC to discuss her proposed business.

Ms. Morse stated that the lighting will be the same, no additional parking will be needed, and that the business would have simple hours and will not require additional signage. Mr. Coppelman added that the site has been used as a business for years. Ms. Morse agreed and stated it is an acceptable Permitted Use for the property. Ms. Prescott asked if Ms. Clark could put a directional sign on the door so patrons would be aware of the correct entrance, and Ms. Morse said this could be done. Ms. Clark concurred.

Ms. Clark also explained that she has been in business for years but at other locations. The business will be moving from Church Street to Main Street.

As there were no more questions, Ms. Morse asked if the members were ready to make a Motion.

Motion: Ms. Boutin made a motion to accept this new business as discussed. Ms. Prescott seconded.

Members in favor: Six.

Members in opposition: None.

Abstentions: None.

Ms. Clark confirmed that she is planning to move into the new space around June 4, 2017. She discussed the required paperwork with the members to ensure everything is done correctly.

Public Comment

No comments from the public were received.

Update from New Hampshire Preservation Alliance Conference.

Ms. Morse provided information from the presentation given by the town at the New Hampshire Preservation Alliance conference held two Fridays ago. At that conference, Mr. Coppelman, Ms. Morse, and Debbie Powers of the Heritage Commission presented to a large audience. In particular, there were three experts that were asked to be there by the Preservation Alliance: Nadine Miller and Amy Dixon from the NH Division of

Historical Resources and Robin LeBlank of Plan New Hampshire. Bob Pothier was also present. There was a great question and answer session following the presentation, and materials were distributed to attendees by Ms. Morse. There was much positive feedback, including a letter from the NH Preservation Alliance. Mr. Coppelman offered to distribute the PowerPoint presentation used during the conference to the HDC in PDF format, although he added it will also be uploaded to the NH Preservation Alliance's website as well.

MM&S to adjourn at 8:05 PM. Mr. Coppelman moved to adjourn the meeting. The motion was seconded by Ms. Prescott. All members agreed.