

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, August 22, 2017
Public Meeting

Members Present:

Virginia Morse, Chair
Charlotte Boutin, V. Chair
Stanley Shalett
Stacy Smoyer

Other Attendees: David Edmunds
 Madeleine Ouellette (representing the public)
 Robert Stewart, Town Building Inspector

Ms. Morse called the meeting to order at 7:07 PM.

Richard and David Edmunds

187 Main Street, Review of Revised House Plans

Ms. Morse confirmed that all attendees had a copy of the new plans and stated that attendees have had time to review them.

Mr. Edmunds stated that he applied the information received at the last meeting and added these aspects to his new plan. He is eagerly anticipating feedback.

Ms. Morse ensured Board members had time to review the new plans and asked for any preliminary questions. Mr. Shalett asked if all members of the Board should be present, not just a quorum. Ms. Morse stated that at the last meeting, a poll was taken as to who could attend, and only 4 could attend, but Mr. Edmunds at that time stated he was satisfied with a quorum in the interest of trying to get this project moving as quickly as possible,

Ms. Morse then asked for more comments and questions. Ms. Boutin said she could see the improvements and was pleased.

Ms. Morse asked if the driveway would come off East Way, and Mr. Edmunds concurred. He stated more fill would be brought in, and the driveway would be in a similar spot as originally planned. There will be a short walkway to the back door with a slightly shorter driveway. Ms. Morse asked how one would get around to the cellar door. Mr. Edmunds thought it would be a set of stairs with a walkway. There would also be a walkway out in front of the house. Ms. Morse asked about landscaping/ground work near the front and the stone work to be installed and asked about the planned retaining wall. Mr. Edmunds stated all stone work will be natural. There will be landscaping facing East Way with walkways.

Ms. Morse asked about page 7, the last page of the plans. She pointed out where the fill will be and reviewed some of the aspects of the house that were changed (not looking like a 3-story house, window symmetry with vent) and reviewed what the landscaping would look like. She noted that there was no indication of grading on that particular drawing, and Mr. Edmunds stated that on the CAD system, it is difficult to show grading so the drawing does not look perfect, but the grading will taper off with walkways: One walkway to the rear door, one up to the back deck, and also some kind of a walkway with possibly a few steps up into the front entry. The walkway will be stepping stones and will be colonial-looking and natural.

Ms. Smoyer stated she was pleased to the East Way side of house. She stated it is now symmetrical with windows as well as land coming up covering the basement level which gives it colonial look.

Ms. Morse requested clarification that nothing changed on the front of the house or in the floor plan, and Mr. Edmunds concurred.

She directed attendees to page 6 to the rear of the house. Although at the last meeting, Mr. Edmunds was told that the rear of the house was less visible and was therefore not a concern, Ms. Morse now asked if the kitchen window on the main floor could be double-sized since it is off-center and looks imbalanced with other windows on that side of the house. She thinks that may be more pleasing to the eye. She stated this is only her opinion, not those of others on the Board. Mr. Edmunds stated he would rather move the planned kitchen window to the left closer to the bathroom window and above the cellar window so it would appear more symmetric rather than changing the size of the window. He added that the windows are already purchased and are ready for pickup. Ms. Prescott asked for clarification as to where the window would be moving, and she and Ms. Morse took some time to review the plan together. Ms. Morse confirmed that moving the kitchen window directly under the upstairs bedroom window is preferable as she is concerned about usable counter space in the kitchen. Mr. Edmunds stated this would be acceptable.

The public was now invited to participate.

Madeleine Ouellette now spoke. She suggested splitting the difference to move the bedroom window and the kitchen window instead of only the kitchen window. This would avoid moving the sink so close to the wall. Mr. Edmunds stated this was possible as well. Ms. Morse added this would also look symmetrical and pleasing to the eye and would not interrupt the kitchen layout. Ms. Smoyer looked for clarification of how the windows will be moved. Mr. Edward stated he prefers splitting the difference and moving both the upstairs bedroom window and the kitchen window.

Ms. Ouellette also stated she was pleased with the changes that were reflected in the new plans. She inquired about the grading on the East Way side of the house as she could not tell if there was drop-off or if it was brought up to street level. Mr. Edmunds stated it would be gradual slope down to the parking area where the wall will be and once again

reiterated that the CAD system cannot adequately reflect grading. He added that that there will not be a drop-off. The grade in the driveway will be graded 12-16 inches. Ms. Ouellette again asked about the grade being dramatically steep. Mr. Edmunds did not believe this to be the case and added that they will attempt to make this as gradual a slope as possible.

Ms. Ouellette had no further feedback.

Ms. Morse now asked about page 6 again. She numbered the windows on her copy of the drawing for his reference to ensure everyone was certain of the windows to be moved and in what direction. She reviewed these with Mr. Edmunds for clarity. She also reviewed the walkways and grading on this drawing with Mr. Edmunds.

Ms. Ouellette now asked about the rear retention wall. She believes on the drawing that it looks like it should come to the corner of the house but is not sure if it is set back. Mr. Edmunds stated the retention wall will meet the foundation and is not set back.

Ms. Morse asked if Ms. Smoyer had any comments. She did not.

Ms. Morse asked Mr. Shalett if he had any comments. He was concerned about the grading toward East Way. Mr. Edmunds again confirmed that there will be a gradual grade to the street. Mr. Shalett asked if this could be level to the street, and Ms. Morse stated she believed there needed to be a slope. Mr. Shalett asked if there would be a bulkhead, and Mr. Edmunds said no.

Ms. Boutin said she feels Mr. Edmunds did an excellent job.

Mr. Shalett now asked about the grading in front of the house off Main Street. He felt the grading was too high. Ms. Morse stated that the grading on Main Street was discussed at the last meeting. It was decided at that meeting that there are existing houses on Main Street with a slight berm in front. She also added that the slope has been approved by Mr. St. Hilaire for drainage into the wetlands on the lot. Ms. Ouellette then asked if there would be plantings there, and Ms. Morse said that was the plan. Mr. Edwards agreed with this.

Mr. Shalett now asked about the slope of the lot back toward the wetlands. He asked about terracing or earthwork to assist with that slope. Mr. Edwards stated that this part of the lot has not been disturbed, and it is close to the same as it was before.

Ms. Morse asked if they were ready to make a motion and confirmed that the public had no additional comments. Ms. Ouellette stated she had none.

MOTION: Ms. Boutin made a motion to accept the plans as written with the revisions added during the meeting. Mr. Edmunds asked if they needed a new page 6, but Ms. Morse said no. Ms. Morse clarified that the motion is to accept the plans as written and adds the following modifications:

1. Rear elevation as shows on page 6: The bedroom window on the 2nd floor and the kitchen window on the first floor will be modified so one is above the other.
2. All walkways will be stone, not pavers.
3. The grading will be brought up in the driveway 12-16 inches with a gradual slope for the driveway coming up to East Way.
4. The retaining wall at back side of the house will meet the foundation
5. There will be some plantings to cover the foundation at the front of the house.

Ms. Smoyer seconded motion.

Members in favor: Four.

Members in opposition: None.

Abstentions: None.

Ms. Morse now confirmed with Mr. Stewart if hand-written notations on page 6 of the plans are acceptable and if Mr. Edmunds needed to provide the town with a revised drawing. He said no new drawings are needed from Mr. Edmunds. She then asked Mr. Stewart if any other action is required to lift the Cease and Desist, and he confirmed there is none.

Ms. Morse stated that the Cease and Desist is now lifted and work can continue.

She will type up a specification sheet with the approval for clarity and conciseness.

Mr. Edmunds reiterated that he will carry out the plan as described.

Ms. Morse told Mr. Stewart that she will hand-draw on the plan and give it to him for reference. She will also collaborate with Ms. Smoyer to ensure everything is captured. No new page 6 is needed.

MM&S to adjourn at 7:45 PM. Mr. Shalett moved to adjourn the meeting. The motion was seconded by Ms. Morse. All members agreed.