

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, May 8, 2018
Public Meeting and Hearing

Members Present:

Virginia Morse, Chair
Glenn Coppelman, Planning Board representative
George Korn, Board of Selectmen representative
Madelynn Ouellette

Other Attendees: Dan Doyle

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

Ms. Morse started off the meeting welcoming Madelynn Ouellette to the meeting. She was recently sworn in as a new HDC member.

Ms. Morse also reminded those present that everyone is invited to attend the Heritage Commission's bandstand celebration on Saturday, May 19 from 1-3 PM on the Plains. The celebration will include a ribbon-cutting, music, and cake. The Nichols Memorial Library, the fire house, and the Grace Daly barn and carriage house will be open from 12-4 PM.

Town Board Updates:

HDC: *Acceptance of Minutes:* Ms. Morse asked for omissions, additions, and/or corrections to the transcribed Minutes of the meetings held on April 10, 2018. Mr. Coppelman made a motion to approve the minutes as written. Mr. Korn seconded this motion. All were in favor. No members opposed. Ms. Ouellette abstained as she was not a voting member at the last meeting.

Planning Board and CIP: Mr. Coppelman said that he believes there is nothing being discussed with the Planning Board right now that pertains to the Historic District.

Board of Selectmen: Mr. Korn stated the Board of Selectmen is working on the Kingston Days celebration, specifically the carnival activities. The Board is still working on the Sanborn Seminary acquisition. He had no further information to share at this time.

Heritage Commission: Ms. Morse stated that in the absence of Ms. Boutin, the HDC needs to get a representative to the Heritage Commission.

ZBA: According to Ms. Morse, there are no requests related to the ZBA.

Dan Doyle, 156 Main Street

Application for Multiple Property Improvements

Dan Doyle now spoke. He has 2 proposals to be discussed at this meeting.

First proposal: The first is regarding the barn doors of the carriage house. He confirmed with Ms. Morse that the pictures from the year 1900 were submitted to the HDC with the application. She confirmed this is the case. Ms. Morse passed the pictures around to Board members. Mr. Doyle now explained the first proposal. It involves the carriage house, the one-story structure to the left of the photo. There are 3 sliding barn doors on this structure. He wants to put sliding barn doors on the 2 left doors. Currently, there are overhead doors, which are not historic. The overhead doors will stay in place, and the sliding doors would be installed in front for security reasons. The boards will be vertical, pine, and painted white to match the existing doors. The barn doors run on wheels, and he has the original wheels and hardware, so he will have doors constructed and hung on the track using those wheels and hardware. He will install 5/8 wide plate steel across the top and hang from that. It is anticipated to be a simple project. Mr. Coppelman asked if the original track was available; Mr. Doyle said it is not. He will not install a track, as used in modern construction. Ms. Morse said she is pleased to return back to a more historic look.

Ms. Morse asked if a new fence would be installed as seen in the older pictures provided. Mr. Doyle stated he intends to match the original fence as closely as he can.

Ms. Morse now opened the discussion up for questions.

Mr. Korn asked if the track will be exteriorized. Mr. Doyle stated it will be bolted across the top of the doors, and the doors will hang on the track. There are 3 sliding doors in the pictures. One will be kept open, and the other 2 will be closed.

Mr. Coppelman wanted to clarify that the existing overhead doors will remain in place, and Mr. Doyle concurred. He said they were installed in the 1950s and are rotting. He will remove them and install aluminum doors in the future, although these sliding doors will mask the appearance of the overhead doors anyway.

Mr. Coppelman also asked about how the doors will open when they slide. Mr. Doyle stated at any time, only one door can be open at a time as they impede each others' movement.

Ms. Morse stated the old picture shows the track going across the whole structure. Mr. Doyle explained that there is an opening to the courtyard. He now approached the Board and showed his plan utilizing the pictures.

Ms. Morse stated she liked the plan and asked for other questions. No others were offered.

Ms. Ouellette thought it looked wonderful and asked what a “door buck” is. Mr. Doyle explained that it is a term for this type of door, and the bucks are on the inside and won’t be visible from the street.

MOTION: Mr. Coppelman made a motion to approve application as presented and discussed for the sliding doors to cover the overhead doors on the garage. Ms. Ouellette seconded this motion.

Members in favor: All.

Members opposed: None.

Members abstained: None.

Mr. Doyle asked for a waiver of the associated fee with this project, and Ms. Morse stated this will be discussed at the end of the meeting.

Second proposal: Ms. Morse now asked about the 2nd proposal from Mr. Doyle, moving a shed and a fence. Mr. Doyle had current pictures of the property. He gave the Board members a detailed overview of his plan while showing them the pictures.

Note: This discussion was at times not clearly audible. Also, at one point, the audio cuts out and conversation is not audible.

Ms. Ouellette stated she liked the location of the proposed plan.

Mr. Coppelman stated that if additional fencing is planned in the future, the fences should have a similar color. Mr. Doyle was thinking of painting the new fencing white but may leave it natural. He believes the original color of the house was mustard yellow with dark green shutters and dark green trim. He was not sure of the original color of the fence but believes it may have been mustard yellow. He does not like that color in particular, though, and would like the new fence to be either white or natural.

Ms. Morse liked the location of the new chicken coop and gardening shed.

Ms. Morse asked for further input or questions. None were offered.

Mr. Korn now made a motion to approve the plan. Ms. Ouellette seconded this motion. However, Mr. Coppelman now asked Mr. Korn if his motion includes the color of the fence. Mr. Korn stated in his opinion it is up to the landowner. Mr. Coppelman and Ms. Ouellette understood but disagreed, stating it should be in keeping with the Historic District. Mr. Doyle stated it will either be white or natural. Mr. Coppelman asked if the motion was to be amended to include this information. Mr. Korn now accepted this amendment to the motion.

Ms. Morse clarified that the motion includes the following:

- Move the chicken coop and renovate it. The structure will be 2 feet off the ground with chicken wire to allow the chickens in and out.
- Add a fence from the trees behind the house to the side of the house near the new barn. This fence will be either white or natural.

Mr. Doyle also wanted to make sure all were clear that there would be a green metal roof to match the new barn. He confirmed that this information is in the submitted paperwork. Mr. Coppelman asked if there were any other deviations from the original structure. Mr. Doyle said the exterior will be the same and will be wood, as will be the coop, and he is looking for wooden sashes for the windows and keep the building as historic as possible. He thinks it may have been built in 1850 or so, but he wants the metal roof due to its longevity. He will be sure match the color so it does not clash.

All verbalized that they were clear on what was being voted on.

MOTION: Mr. Korn made a motion to approve the application as presented and discussed, including the specification of the fence either being painted white or left as natural. Ms. Ouellette seconded this motion.

Members in favor: All.

Members opposed: None.

Members abstained: None.

Discussion of Waiver of Fees: Mr. Doyle has requested a waiver of the fees for this project. Mr. Coppelman asked why this is being requested, and Ms. Morse explained this is to offset cost of preservation projects.

At the request of Mr. Coppelman, Ms. Morse offered her thoughts. If multiple projects are being worked on at once, a one-time fee can be charged to cover multiple projects; this has been done in the past. Mr. Coppelman asked what the fee would be. Ms. Morse stated the current fee schedule would be used as the new fees have not yet been agreed upon. These projects fall under “Remodeling of Residential Building, \$25” and “Other, TBD.” There is no Change of Use as the chicken coop will maintain its purpose. According to this fee structure and rationale, the fee would be \$25.

Mr. Doyle stated it is not a residential structure but an agricultural structure. Ms. Morse explained this is ambiguous language, and they are looking at changing that; it is not a commercial building. He also stated as it is an existing structure, if he just left the coop in place, he would not have had to ask for approval and pay a fee; since he wants to move the coop, a fee is incurred.

Mr. Coppelman stated he is in favor of the proposal for one fee for the 2 projects discussed tonight.

Ms. Ouellette asked if this would also cover future work. Ms. Morse said no.

Mr. Korn felt there is little benefit for landowners in rewarding good behavior; often, only bad behavior is recognized. He believes it is reasonable to allow for one fee.

Mr. Doyle asked what the fees are used for. Ms. Morse explained the fees pay for the building inspector and administrative cost of the HDC and any other town Boards

involved. Also, the documentation of the meeting by the Secretary poses an added cost. Mr. Doyle expressed concern that he will need to pay a fee now to the building inspector.

MOTION: Mr. Coppelman made a motion to charge one fee of \$25 for the 2 proposals discussed and approved tonight. Mr. Korn seconded this motion.

Members in favor: All.

Members opposed: None.

Members abstained: None.

Ms. Morse stated she will get the Certificate of Approval completed quickly and will have it at Town Hall tomorrow for Mr. Doyle. He said he will pay the fee tomorrow morning so he can start the work as quickly as possible.

Public Hearing: Change of Fee Structure

Ms. Morse began by reading the text of the Public Notice. The Fee Structure is considered a change to Regulations. Therefore, with a Public Hearing and with the proper posting, the Board may make changes. If a change to an Ordinance is desired, it would need to be made via town vote. This Public Hearing is only related to fees related to the Regulations.

Mr. Coppelman clarified that these fees cover the administrative costs related to applications. These fees also cover building and recording fees for the meetings. Ms. Ouellette stated she understands the difficulties in renovating a historic home, but Mr. Coppelman stated the fees are indeed reasonable and do not discourage renovations.

In the old Regulations, fences/signs/etc. are \$0. Fences were listed in the original Fee Structure, and Ms. Morse asked if this should also be included in the new fee schedule. Ms. Ouellette felt it should be included. Ms. Morse already changed the fee for a sign to \$25 in a previous draft, and she will update this to include fences as well.

Ms. Ouellette also asked about changes to existing accessory buildings. Ms. Morse stated she can add “changes to existing accessory buildings.”

Mr. Coppelman noted that it costs more to remodel a non-residential building than a residential one. Ms. Morse proposed changing “non-residential” to “commercial” for clarity. Ms. Morse clarified the remodeling of an existing residential building (what someone is living in) is \$50, and remodeling of an existing commercial building is \$100. Mr. Korn stated a chicken coop is not a residential building and is not a commercial building. Ms. Morse stated this could be considered an accessory building instead.

~Gap in recording as tape is flipped over~

Ms. Morse asked if “non-residential” is the same as “commercial.” Ms. Ouellette asked if we could have a category for “non-residential accessory” and “commercial accessory.”

Mr. Coppelman wondered where a farm stand would fall. Mr. Korn felt this would be commercial.

Ms. Morse mentioned there is a glossary, and she can add a definition to the glossary.

Ms. Ouellette and Mr. Coppelman both are concerned that “non-residential projects” cost more than “residential” projects. They discussed various possibilities of what could be requested in future applications in the District.

Mr. Coppelman feels the wording should remain as it is. Mr. Korn believes “commercial” should not be in the Regulations. Mr. Coppelman concurred that “non-residential” covered commercial projects. He further clarified use as either a primary structure or an accessory structure.

Mr. Coppelman stated the applicant can request a discussion or a waiver in the application process, which can be discussed on a case-by-case basis.

Ms. Morse stated she is looking for consistency.

Mr. Coppelman feels the fee for an accessory building should be less than for primary use.

Ms. Morse also asked about the fee related to someone installing an outdoor hot tub. She said she was recently contacted about this, and Mr. Coppelman agreed that a permit and application would be required as it is a structure. Mr. Korn stated it would be very difficult to include every possibility in the Regulations. Ms. Morse stated this could be considered “Other.”

Ms. Morse clarified that, as discussed, there are 2 updates to be made:

- New *and existing* residential building (additional language in italics)
- Fences \$25

Mr. Coppelman believes it should be publicly acknowledged that there are no members of the public present to comment on these changes. Ms. Morse now asked for public comments but acknowledged there were no members present.

Mr. Korn requested that the discussion be continued at the next meeting as further changes will be made. The other members concurred. The next meeting is on June 12, 2018.

MOTION: Mr. Coppelman made a motion to continue this Public Hearing on changes to the HDC Fee Structure to the next HDC meeting on June 12, 2018, at 7:30 PM. Mr.

Korn seconded this motion.

Members in favor: All.

Members opposed: None.

Members abstained: None.

Ms. Morse stated she will post the revised Fee Schedule.

Update on Expiration of Certificates of Approval

Ms. Morse asked for updates on expired certificates of approval.

Mr. Coppelman stated he visited the Ahern residence on East Way on April 26. The solar panels are not visible from the Historic District. They are well hidden but are there. The project is complete.

Ms. Prescott and Ms. Smoyer are not present, and each has one property to check.

Ms. Morse confirmed that Mr. Whitby has not yet requested an extension for his shed. Mr. Coppelman asked if the expiration of the approval was fully explained to Mr. Whitby, and Ms. Morse confirmed that it was. The approval expires on May 10th. Ms. Morse stated if it indeed expires, a message will be sent to the Selectmen.

Ms. Morse stated in the future, she will provide members updated copies of upcoming expirations.

Signage, Proposed New Business at Old Country Store Location

Ms. Morse stated she checked out the signage at the new candy store, and it looks great. However, she noted that there is a sign in the window of the proposed business next door, a furniture refinishing/antique store.

The Coutures, who approached the Board previously regarding their proposed business at this location, put a sign on the window but did not obtain approval. Ms. Morse said it is on the glass, not on the outside of the building. She was not sure if this was considered a sign. Mr. Korn asked if the sign was visible from the street; Ms. Morse said it is. Mr. Coppelman asked if there are plans for another sign on the building; Ms. Morse was not sure.

Ms. Morse stated she has seen activity there but has not seen people in there. Her inclination is to stop in and discuss this with them. She believes this comes under signage, and Mr. Coppelman concurred. She will visit the store and speak with them.

All-American Assisted Living Facility: Site Plan Modifications

Ms. Morse got in touch with the developer of the property, George Chadwick from Bedford Design, and he sent pictures of the septic design to Ms. Morse. She now passed these pictures out. Their intention is to have the vents over the permeable reactive barrier (PRB) area and that they will be close to the mound for the septic system. One of the 2 systems has 3 short pipes and one long one, but he thought those 3 short pipes were not necessary, likely a maximum of 2 and maybe only one. The design may change, but one of the pipes may be near a tree, and one may be covered, and in some places, there would

be stakes marking the low area that should not be dug up. She believes they may be accommodating to the visible impact of the design.

Ms. Morse believes in the future, the Board should review the visible impact of a septic system as it is approved. The members agreed they do not like the “candy cane” pipe in some septic systems.

Feedback Request Regarding Bandstand on the Plains

Mr. Korn stated he was going to do a presentation regarding the bandstand at the ribbon-cutting ceremony, and he asked for any stories or historical information people may have about the bandstand.

MM&S to adjourn at 8:21 PM. Mr. Korn moved to adjourn the meeting. Ms. Ouellette seconded. All other members agreed.