

Town of Kingston, New Hampshire  
Historic District Commission  
Minutes of Meeting  
October 8, 2013 –7:02 PM

**Present:** Virginia Morse (Chair), Charlotte Boutin (Vice Chair), George Korn (Board of Selectmen), Glenn Coppelman, Stacey Smoyer and Stanley Shalett (non-voting) were present.

**Absent:** Susan Prescott

**Minutes:** Minutes from the September 10, 2013. Charlotte Boutin stated that there was an error on line 90, stating that it was Charlotte Boutin that volunteered and not Susan Prescott. Motion made to accept the minutes as corrected. 2nd . All in Favor. No Opposed votes. Glenn Coppelman and George Korn abstained. Motion Carried.

**Correspondence:** Virginia Morse stated that she wrote a letter to John Flanders on behalf of the HDC thanking him for his service. She added that she also requested that the Board of Selectmen also write a letter of thanks.

Virginia stated that the NH Dept of Transportation was doing road work on rte125 and asked if there was any impact in the town.

**Board Updates:**

**Board of Selectmen (George Korn)-** Glenn stated that the work on Rt. 125 was approved based on the belief that it was a safety concern and beneficial for the community. George stated that all of the budgets have been received from the department heads and have been passed along to the Budget Committee, with the exception of the library.

**Planning Board (Glenn Coppelman)-** Glenn stated that he didn't recall any applications that concern the HDC. He stated that they are currently addressing age restricted housing on Marshall Rd.

**CIP (Glenn Coppelman)-** Glenn stated that the CIP committee will be November 6<sup>th</sup>.

**New Business**

**Peter Speliotis-** Peter's application is to install additional solar panels at his residence. James Hasselbeck from Revision Energy spoke on the residents' behalf. He stated that they would be adding an additional row of the same panels. Virginia stated that the original application is from August 13, 2012. Computer generated pictures were provided of what the project would look like. Virginia stated that one of the challenges is keeping the Historic District looking historic. There was discussion regarding the panel applications not changing the architectural pieces in the HDC and minimal visual impacts. Glenn Coppelman made a motion to approve the application for the installation of a third row of solar panels. George Korn 2nd the motion. All in Favor. No Opposed votes. No Abstained votes. Motion Carries.

**Grace Daley House Update-** Stay of Demolition was issued by the Board of Selectmen with the condition that when a Warrant Article was presented to the people, it would not include any financial impact on the town. Maggie Steer from the NH Preservation Alliance has plans to tour the building and the property in order to advise the Task Force on the next steps. There was discussion regarding the process that might need to take place for the building to be sold since it is currently owned by the town.

50 **Kingston Chronicles-** Charlotte Boutin has completed and submitted the article from Don  
51 Clarke for publication. Stacey Smoyer has an article that she is working on completing. Stacey  
52 stated that she was struggling with writing the article. Virginia gave her contact information of  
53 an individual that could help educate Stacey on the topic that she is writing about.  
54

55 **Warrant Articles-** Virginia reminded the group of the process regarding the submittal of  
56 Warrant Articles. Virginia asked Ernie Landry to join the discussion. Virginia stated that the  
57 topic is regarding Bed and Breakfasts in the HDC. Virginia distributed copies of the Ordinance  
58 102.5 and the draft proposal by Ernie. Ernie stated that there had been a Citizens' Petition  
59 submitted several years ago seeking the addition of several things allowed to the HDC. He stated  
60 that the Warrant Article had not been favorably received but in his opinion it was due to the way  
61 it was written. Ernie stated that his draft is based on the Ordinances from other communities  
62 which are comprehensive and protect the character of the Historic Districts. There was  
63 discussion regarding the districts this Ordinance might apply to in addition to the pros and cons  
64 of limiting it to one district. There was discussion regarding the probable timeline for moving the  
65 Warrant Article through the appropriate channels. There was discussion regarding the specific  
66 details that the HDC might be concerned with such as signage and capacity. Glenn Coppelman  
67 made a motion to support a Warrant Article to bring Ordinances permitting Bed and Breakfasts  
68 to Historic District 1. Charlotte Boutin 2nd the motion. Glenn stated that he would advise that the  
69 HDC members work on their suggestions prior to the next meeting. He stressed the importance  
70 of going before the Planning Board ASAP. Virginia restated the motion as "presenting a Warrant  
71 Article for the Bed and Breakfasts use in the Historic District 1". All in Favor. No Opposed  
72 votes. No Abstained votes. Motion Carries.  
73

74 **Bob Bean-** Bob Bean addressed the HDC regarding his efforts (combined with Charlotte Boutin)  
75 to update the town history. He stated that they have had very little response within the town. He  
76 said that he and Charlotte have agreed that they intend on continuing their efforts but will most  
77 likely need to conduct individual interviews. Bob asked for volunteers to help. There was  
78 discussion regarding where there may individuals willing to help. Bob explained that the project  
79 is based on the Kingston 1994 History Book. He stated that he will contact other HDCs and ask  
80 for assistance. There was discussion regarding how to make gathering the town historic  
81 information a greater priority in the town and how to best contact the masses.  
82

83 **Correspondence-** Virginia reported that the HDC had received a letter requesting an explanation  
84 about approving vinyl siding when that appears not to be allowed in HD1. She will respond by  
85 sending information about HDC decisions regarding synthetic siding. The HDC reviewed the  
86 town ordinances extensively. Members voiced their opinions on the ordinances and their  
87 interpretations regarding the issue of siding. Virginia asked the HDC if they would like to  
88 consider making changes to the Ordinances. The group decided to not change the Ordinances  
89 since the consensus is that, although all wood replacement is preferred, when synthetic materials  
90 can reproduce architectural details, those materials may be used.  
91

92 **A motion was made by George Korn to adjourn at 9:05 P.M. Charlotte Boutin 2nd the**  
93 **motion. All in Favor. No Opposed. Meeting Adjourned.**  
94

95 *Virginia Morse, chair*