

**TOWN OF KINGSTON, NEW HAMPSHIRE**  
**HISTORIC DISTRICT COMMISSION**  
**Tuesday, May 14, 2019**  
**Public Meeting**

**Members Present:**

Virginia Morse, Chair  
Glenn Coppelman, Planning Board representative  
Richard Wilson, Board of Selectmen representative  
Ralph Murphy  
Madelynn Ouellette  
Nancy Pratt

**Absent:** Susan Prescott  
Stanley Shalett  
Stacy Smoyer

**Other Attendees:**

Ms. Morse called the meeting to order at 7:02 PM and welcomed Mr. Murphy to the Board. He was on the Board in the past and is now back. She also announced that Mr. Korn will still serve on the HDC as an alternate member but was not able to attend tonight's meeting. Ms. Morse also stated that she did speak with Ms. Smoyer, who cannot currently serve at this time as part of the Board.

**Town Board Updates:**

**HDC:** *Acceptance of Minutes:* Ms. Morse asked for omissions, additions, and/or corrections to the transcribed Minutes of the meeting held on April 9, 2019. Mr. Coppelman made a motion to approve the minutes as written. Mr. Wilson seconded this motion. All in favor, none opposed. Mr. Murphy abstained.

Ms. Morse passed out a copy of paperwork to all members present. She stated there is money available to members to attend conferences. She encouraged members to attend an upcoming conference on May 31, 2019.

**Planning Board and CIP:** Mr. Coppelman stated he has nothing pertaining to the HDC.

**Board of Selectmen:** Mr. Wilson stated he has nothing pertaining to the HDC.

**Heritage Commission:** No updates.

**ZBA:** No updates.

**Dan Mastroianni and Debbie Millette, 191 Main Street**  
**Information Regarding Garden Farm Stand**

Ms. Ouellette recused herself as she is an abutter.

No formal application was submitted to the HDC before this meeting, so this is for information only. However, a complete application was handed out at this meeting. Both Debbie Millette and Dan Mastroianni were present.

Ms. Millette stated they purchased the property with the intent of establishing a farm stand selling organic vegetables, flowers, and hand-crafted items. One of the gardens has been put in already to the left, and one more is planned. There is an existing summer house on the property, and she would like to move the house to the front (as depicted in the provided drawings) and use it to sell their products. A parking area was plotted out on the drawings. The shop would be open from April to November 7 days a week. It will be based on an honor system with a box inside. The sign will be 6 ft tall x 43 in wide listing the name and address of the business. The sign will also have hooks on the bottom to hang smaller signs listing what is available at the farm stand.

Ms. Pratt asked what this building was used for in the past, and Ms. Millette stated it has no utilities and is really just a screened-in porch. Ms. Pratt asked if this would be a permanent move, and Ms. Millette stated it would be.

Various Board members discussed the size of the signage to ensure it is below the maximum allowed signage. There was also a discussion about the size of the smaller hanging signs and if they are included in the signage calculation. Ms. Millette stated the number of hanging signs will vary depending on what is available. Mr. Coppelman read the applicable town Ordinances. Ms. Ouellette asked about signage posted not at the business itself, such as a sign stating corn is available. Mr. Coppelman explained that directional signs are currently allowed but urged caution so that any directional signs are not excessive. Ms. Ouellette asked about sign height, and various other members mentioned that it would need to be safe for car visibility, and Mr. Mastroianni explained it will be set back enough to be safe yet easily visible. Ms. Morse asked what material would be used for the sign. Mr. Mastroianni stated it will be untreated wood (not pressure-treated). He also has some sheeted copper which will be cut down to size and used as a border on the sign. It will have a white background with black block letters. The sign will be made by a signmaker. The letters will be a vinyl decal. The hanging signs will be hand painted. The wooden support structure will be allowed to weather.

Ms. Pratt now asked about what will be sold and asked if they will be locally sourced. Ms. Millette confirmed she will do it all herself. She also asked how long the season will be, and Ms. Millette confirmed she hopes to sell from April to November, but weather will be a factor.

Mr. Coppelman expressed that it is important that patrons have enough parking so cars do not end up being parked on the street. Mr. Mastroianni stated with the proposed placement of the summer house near the driveway, there will be ample space.

Mr. Murphy asked how the building will be moved, and Mr. Mastroianni explained it will either be loaded onto his truck or dragging it on skids with a loader. The size of the structure is 12 x 14. He stated it is in great shape and is sitting on cement blocks. There are no planned changes to the structure or appearance of this building. Ms. Pratt asked about the shutters, and Ms. Millette stated they are easily removable. Mr. Mastroianni stated the color on the inside is the same as outside.

Various Board members expressed that this structure would look great as a farm stand.

Mr. Coppelman explained that voters recently voted to accept the state's definition of agriculture and to identify what type of agriculture is allowed in various districts. He noted that in order to be considered agricultural and not commercial, at least 35% of product sales must be produced on the property. Mr. Mastroianni stated this will be the case.

Ms. Morse stated she likes the plan as presented. She does not believe a public hearing is required. However, a change of use requires a letter be sent to abutters notifying that an application has been received; the HDC meetings are public, so abutters can express their opinion on the application. She asked Mr. Mastroianni and Ms. Millette if the final hearing can be next month after abutters are notified. Mr. Mastroianni stated that was his intent and was agreeable to this to keep the process smooth. Ms. Millette will provide Ms. Morse with a list of abutters in the next 10 days so they can be notified. The next HDC meeting is Tuesday, June 11.

Ms. Ouellette expressed that she is pleased with this idea.

Ms. Millette asked if it is okay to display an old sleigh in front of the house. Many members agreed this would be fine.

Mr. Coppelman asked if samples of the sign material can be brought to the next meeting. Mr. Mastroianni stated he will do so.

Ms. Morse stated this is something positive in light of the Envision Kingston II project.

**Nancy Pratt, 154B Main Street**  
**Update Regarding Covered Deck**

As Ms. Pratt is the applicant, she has recused herself from voting on this issue.

Ms. Pratt submitted pictures to the HDC regarding her proposed covered deck. She mentioned there was some damaged vinyl siding on the home that will need to be repaired, but the repairs will be done in the future. She noted that the design was

changed as the proposed roof line would have obscured some windows. Therefore, the deck will only be partially covered. She would like to put down brown Trex decking, which is a composite product. She would install a white railing made of the same material. There would also be removable screens.

Ms. Ouellette asked about how visible the peak will be from the street. Ms. Pratt stated it will only be very slightly visible. She reiterated that the pitch of this roof will be as low as possible, only to allow for drainage. Ms. Ouellette stated she would like to know the pitch of the roof before approval.

Ms. Morse asked for confirmation on what is being torn down. Ms. Pratt pointed out that there is a deck inside the fence and is very difficult to see via pictures since the deck and fence are so close together; this existing deck will be torn down.

Ms. Morse asked if the roof of the new deck will be attached to the barn. Ms. Pratt explained the existing deck is currently attached to the barn, which is causing water damage issues. She plans to keep it independent, close but not attached to the garage; the new roof will be freestanding.

Ms. Pratt shared that there are ideological differences between her and the other condo owner, and some issues will be brought to arbitration. Ms. Morse stated she discussed this with Robert Steward, and the existing deck was attached to the barn before Ms. Pratt bought the condo. It was agreed that although the town can provide suggestions and approval for the appearance of the new deck but will not comment on any potential legal issues regarding the condominium agreement. Mr. Coppelman agreed that the Board does not want to be in a position to arbitrate condominium agreements, but he also stated that the Board should not provide approvals if a legal issue has not been decided. Mr. Wilson added that the concept is being approved, not the building. Then, Robert Steward would approve the permit, which allows the start of construction. Mr. Coppelman explained that HDC approval is highly specific. Mr. Wilson was concerned about the liability of an HDC approval that could cause water damage, for example, and does not have construction expertise. Ms. Morse explained that the HDC provides approval not only to the concept but also the materials, etc. used in construction. Mr. Wilson expressed further concern that approvals could specify construction details that are not to code. Ms. Ouellette stated that if that occurs, the applicant would need to approach the Board for guidance. Mr. Coppelman concurred with this. Ms. Morse stated in this case, the deck was already attached to the barn and could remain that way without any potential legal issues. She added that potentially a restriction can be put in place on the approval deferring to any potential outstanding legal issues. Another option would be to defer any approval pending the outcome of arbitration. Mr. Coppelman stated he would prefer to defer the approval at this time.

Mr. Wilson stated there is missing information on the drawings provided, such as exactly where the roof will be attached to the condo. Ms. Morse added that the drawings do not show how the rear of the roof will attach to the condo, especially in light of the low-pitched existing roof. Mr. Coppelman added that more schematics and drawings would

be helpful. Ms. Morse also expressed concern that the new roof will block the window. Mr. Coppelman asked if the window that would be potentially blocked is for her condo or that of her neighbor. Ms. Pratt stated it could potentially block the neighbor's window, but she did not think it would obscure her view to a great degree. Ms. Morse stated that more details are needed, especially in light of the possible arbitration issues.

Ms. Pratt expressed frustration that she cannot proceed with improvements due to pending arbitration. Ms. Ouellette again reiterated she is concerned about the roof line blocking a window and being more visible from the street and feels more drawings would be helpful, especially a view from the front of the house. Ms. Ouellette asked if any other Board members had suggestions on the design. Ms. Morse expressed she feels the addition would look better but is concerned about the HDC's right to approve this project in light of the possible arbitration issue.

Ms. Morse asked the Board if they would be willing to provide approval and allow Robert Steward to determine when the construction can start via the permitting process after his consideration of the arbitration issue.

Ms. Morse asked how the drawings were created. Ms. Pratt stated it was done by the construction company. Ms. Morse requested 2 other drawings: A front view as well as the back of the porch roof as it joins the house.

Ms. Morse asked about roofing material. Ms. Pratt stated it will match the existing roofing shingles.

Ms. Morse suggested waiting a month before approval. She will obtain input from the town attorney for guidance as this is a unique circumstance.

Mr. Coppelman expressed concern as well about providing approval at this juncture, especially since there are additional drawings that are helpful in making a decision on this project. He also shared that more specifications, including dimensions, measurements, etc. would be helpful. He also explained that after the HDC provides approval, the Building Inspector would be responsible for approving/monitoring construction. Ms. Morse believes Robert Steward will need the building plans, as well, and potentially even speak to the builder as well. Ms. Morse offered to show Ms. Pratt examples of plans that have been submitted and approved in the past by both the HDC and Robert Steward.

#### **HDC Involvement in the Town's 325th Celebration:**

Ms. Morse stated she was contacted by the Heritage Commission regarding obtaining copies of the HDC's walking tour document. They also discussed the Kingston Chronicles to make sure copies are also available for the celebration. They also asked Ms. Morse about how the HDC would like to be involved in the celebration, not necessarily just for the day itself but over the year. Ms. Morse suggested a house tour has been suggested in the past, but not every resident was open to having the public come into their homes, even if there were limits to how much of the home the public could see.

Also, letters are sent to residents of HD I and HD II regarding the benefits and responsibilities of homeowners that are part of the District. Ms. Morse stated there are beautiful homes in both parts of the District. Ms. Ouellette suggested a driving tour of both HD I and HD II or walking tour of HD I would be nice. Mr. Coppelman suggested a register of every historic home in town already exists for the public to view. Ms. Morse suggested a letter from the Heritage Commission and the HDC can be published in the paper to inform homeowners of the upcoming celebration to promote historic properties throughout the town, not just in HD I and HD II.

Mr. Coppelman also suggested a speaker, possibly from the Preservation Alliance, could come speak at the library or town hall.

Ms. Morse asked members to think about these ideas to be discussed in the future.

#### **Due Dates for HDC Application Approvals**

Ms. Morse stated that the Board is up-to-date on these other than the Whitby property. Ms. Morse called and left a message to remind the Whitbys that their shed work must be done by July 1st.

**MM&S to adjourn at 8:52 PM.** Mr. Coppelman moved to adjourn the meeting. Ms. Ouellette seconded. All other members agreed.