

**TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, June 11, 2019
Public Meeting**

Members Present:

Virginia Morse, Chair
Susan Prescott, Vice Chair
Glenn Coppelman, Planning Board representative
Richard Wilson, Board of Selectmen representative
Ralph Murphy
Nancy Pratt
Stanley Shalett

Absent: Madelynn Ouellette

Other Attendees:

Dan Doyle
Dan Mastroianni
Debbie Millette
Jamie Page
Linda Sanborn

Ms. Morse called the meeting to order at 7:06 PM.

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 May 14, 2019. Mr. Coppelman made a motion to approve the minutes as written. Mr. Wilson seconded this motion. All in favor, none opposed. Both Ms. Prescott and Mr. Shalett abstained.

Planning Board and CIP: Mr. Coppelman had nothing Planning Board related, but he reminded members that the town has an all-Board training on June 27, 2019 at Town Hall from 7-9 PM. The town has contracted with the NH Municipal Association to do training for all land use boards, but other boards and committees are welcome to attend.

Board of Selectmen: Mr. Wilson stated the Board of Selectmen has put forward their first warrant regarding the necessity of a price tag on any future warrant article submitted. If passed, the first year this would occur would be in 2021.

He also stated that the concerns raised at the last HDC meeting regarding condo regulations were discussed in the last Board of Selectmen meeting. The application will be amended to ask whether the property in question is a condo; if so, there will be an additional question about whether or not all condo regulations are being followed. This

would move the responsibility to the condo owner. Regarding the building permit, the HDC would be approving the concept of the idea, not the actual building itself; the building inspector would be responsible for the building itself. Ms. Morse added that Robert Steward has maintained good communication with the HDC in the building process.

Heritage Commission: Ms. Prescott stated there is nothing pertaining directly to the Board. They are working on various items for the 325th celebration. She also related that the recent cemetery tour was very successful.

ZBA: No updates.

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

Ms. Morse explained that abutters have been notified.

Ms. Millette explained the parameters once again of the application submitted to the Board. She explained their desire to move the summer house on the property and use it as a farm stand. This small house will not be manned. Mr. Mastroianni explained that he found the property markers, and there will be at least a 40 foot setback from the property line for the intended parking area.

Ms. Mastroianni brought the sign with him to this meeting. As Mr. Mastroianni held up the sign, Ms. Millette held up smaller signs that will be hung below the larger sign so customers know what vegetables/herbs/etc. are available. Ms. Morse and Mr. Coppelman stated they liked this plan and the signs themselves. Mr. Coppelman stated that the calculation of the square footage of the proposed signage was done at the last meeting, and Mr. Mastroianni and Ms. Millette concurred.

Ms. Morse asked for questions from the Board. Mr. Shalett expressed concern about traffic during peak times. He also stated he believes this property has a shared driveway, which could be a concern. Ms. Morse explained that the parking will be off the roadway, and Ms. Pratt showed this to Mr. Shalett on the drawing provided in the application.

Ms. Morse now asked for comments from the public. Mr. Scott Ouellette, 189 Main Street, now approached the Board. He stated he thinks this is a great idea. Ms. Morse shared that she received a letter from one of the abutters, the Whitbys, who expressed approval of the proposed farm stand.

Ms. Prescott asked about any other roadside signage. Ms. Millette stated she may put a sign up on route 125 but will focus her marketing on social media. She already setup a Facebook page, 1705 Homestead Garden & Gifts. She reiterated this farm stand is expected to remain small.

Mr. Coppelman looked into the possibility of this project needing approval from any other town Board. He has not discovered any need for this application to be discussed with another Board.

Ms. Morse stated she already has a completed application and a check.

MOTION: Mr. Coppelman made a motion to approve the application as discussed and presented at this meeting and as described in the application.

Members in favor: 7.

Members opposed: None.

Members abstained: None.

Members recused: None.

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 passed out new paperwork and noted she added some pictures as well.

As there are multiple items to be discussed in this project, Ms. Morse requested they be discussed one at a time. Ms. Pratt agreed.

Discussion of deck and new gable roof:

1. Ms. Pratt started the discussion with her deck. She wants to repair the existing deck, maintaining the exact size using Azek black and brown decking with white Azek railings.
2. Over half of this deck, she would like to install a gable roof with a cricket to attach to the existing roof. She directed the Board's attention to various pictures in her application including before and after pictures. In the previous meeting, there were concerns that this roof would block a window. In her discussion with the carpenter, he confirmed that the proposed roof will not block any windows. The roof will be 35 inches tall and will not tie into the barn. There will be space between the gable and the barn to allow for drainage. The roof will be freestanding with posts. It will not be seen from the street.

Ms. Morse stated last month, there was concern about the construction specifications, but with the clarification provided today by Mr. Wilson, this is no longer an issue. She explained that it is now in the hands of the building inspector, and Ms. Pratt stated she has discussed this with him already. Ms. Morse further stated that if there will be any changes to the appearance of these renovations, she would need to come to the Board prior to them being performed.

Mr. Coppelman asked for clarification on the pictures provided regarding the gable roof. He confirmed with Ms. Pratt that the only difference is the gable roof in the before and after pictures.

Ms. Pratt explained what is difficult to display in the pictures is the fencing as it is too close to the porch. She explained that there will be railings inside the fence, and there will be posts where the gable roof is being supported. She reiterated that this gable roof will be structurally independent from the house.

Mr. Wilson asked how high the deck is from the ground. Ms. Pratt stated about a foot, maybe slightly over. He stated railings are not required at that height, but Ms. Pratt stated she thought it would look better with railings.

Ms. Prescott asked if the porch will have screens, and Ms. Pratt stated there will be removable screens.

Mr. Murphy asked about a picture in the application, and Ms. Pratt explained that one of the pictures is not of her house but of a similar project to give an example of what her project may look like when completed.

Ms. Morse asked for comments from the public. Linda Sanborn, 154A Main Street, now approached the Board. She expressed confusion and does not feel what has been provided to the Board is sufficient and is missing necessary detail. Ms. Morse showed Ms. Sanborn the pictures included in the application and provided a thorough explanation. Ms. Sanborn stated although the burden of adherence to condo regulations falls on the residents, she does not feel she received sufficient documentation from Ms. Pratt. She prepared a statement to be read to the Board detailing her concerns:

- The proposed gable roof abuts the outside wall of her condo, making it difficult for her to maintain her property, including the barn. She has not yet received a proposal regarding the barn.
- The proposed picture is vague and appears to obstruct the view from 2 of her windows. She brought pictures proving that the view will be obstructed.
- She shared the concern of water flow from the proposed gable roof discussed at the last HDC meeting. No diagram has been provided to detail water diversion.
- She believes there is a pellet stove in the corner next to the French door as there is black soot on the barn wall, and she is concerned about venting. Ms. Pratt stated this is not correct, which initiated a separate discussion directly between herself and Ms. Sanborn.

Mr. Coppelman now explained any questions should be posed through the Chair and not discussed between the applicant and herself.

Ms. Sanborn now continued reading her statement:

- She does not oppose the repairs to the deck. However, she stated the condo regulations state it must be repaired exactly the way it is today.
- She does not believe that Ms. Pratt provided enough detail at the last meeting. She requested complete construction details from Ms. Pratt.

Ms. Sanborn now passed pictures around to the Board.

Ms. Morse explained that the Board of Selectmen has provided guidance on the purview of the HDC (concept versus construction). She stated the building inspector, Robert Steward, will be responsible for the construction. Listening to Ms. Sanborn's concerns, it is Ms. Morse's opinion that the concerns expressed are construction related. She did, however, request the input from other Board members.

Mr. Wilson stated the issue of blocking windows would require a site walk for review, including taking measurements. Ms. Pratt stated it is impossible for Ms. Sanborn's view to be obstructed by the gable roof. Ms. Prescott explained that since the roof is sticking out, part of the view could be obstructed. In looking at the picture brought to the meeting by Ms. Sanborn, Ms. Pratt disagreed that the view will be obstructed. Ms. Morse concurred with Mr. Wilson that a site walk will be necessary. Mr. Murphy recalled that at the last HDC meeting, there was a discussion of obstructing the view from one window, but now Ms. Sanborn stated the window on the 3rd floor will be obstructed as well. In looking at a picture provided in the application, Ms. Morse asked for clarification of which windows belong to which condo; this detail was provided by Ms. Sanborn and Ms. Pratt. Ms. Prescott stated this issue can be resolved with measurements. Ms. Pratt stated the span of the gable roof is 12.5 feet with a low pitch and stated Ms. Sanborn did not provide evidence of an obstructed view. Mr. Murphy stated the issue is the Board does not know from pictures and would need a site walk with careful measurements. Mr. Wilson stated he does not have a problem with the deck repairs. Mr. Murphy asked who would attend this site walk, and Mr. Wilson stated the building inspector should be there as well. Ms. Morse stated the Board would arrange for a time where members could all attend, and Mr. Coppelman stated they would arrange this date/time at this meeting. Mr. Wilson stated as a vote or action will not be taken, a quorum is not required to attend the site walk.

Ms. Prescott asked how far the deck extends from the house. Ms. Pratt stated it will extend 13 feet from the house. Ms. Prescott asked if this would be the same for the gable roof, and Ms. Pratt confirmed that the gable roof would extend the same distance.

The Board now arranged for the site walk to occur on Tuesday, June 18th, at 8 AM. Robert Steward will be notified of this visit by Ms. Morse.

A 2nd member of the public now approached the Board. Dan Doyle, 156 Main Street, now approached the Board. He does not have any issues with the proposed plan and expressed that Ms. Pratt has done a good job thus far improving the property. His concern is that the siding has been off of the home for 2 years, and this is visible from the street. He is concerned that the completion of this repair should be a priority. Ms. Pratt explained that the siding needs to be finished on 2 sides of the house. Ms. Morse asked what type of siding needs to be installed, and Ms. Pratt stated it is vinyl. Ms. Pratt clarified she was going to have this siding completed at the time of the currently proposed repairs.

Mr. Wilson asked if the deck could be approved but not the gable pending the site walk and further discussion. Ms. Morse clarified that the demolition of the existing deck was approved at the last meeting. Ms. Pratt explained she did not want to do the project piecemeal for financial reasons.

Mr. Coppelman now expressed that he is still uncomfortable with the pictures of the proposed renovations. Ms. Pratt stated she provided all of the required pictures and documentation. Mr. Wilson added that all of the specifics are not provided. Ms. Pratt now explained some of the pictures in detail with Mr. Wilson.

Ms. Morse asked if Ms. Pratt is still interested in having the site walk, and Ms. Pratt stated she would still like to proceed with that.

Discussion of dormer:

Ms. Morse now asked Ms. Pratt to discuss the dormer part of her proposed renovations.

Ms. Morse directed the Board to Exhibit 4. Ms. Pratt explained the existing dormer is in between Ms. Sanborn's house and the barn. The picture provided is the street view. She does not believe it matches the style of the home, is asymmetric, and instead should be centered and symmetrical. Ms. Morse asked what the dimensions of the new dormer are. Ms. Pratt explained she detailed 2 options, one involving a false roof, like a cricket, that will not have a purpose but will look nicer. However, her first choice is to center it, and she pointed this out on a picture. She would like windows in the dormer.

Ms. Morse asked if the dormer would extend over the peak of the roof; Ms. Pratt said it would not.

Ms. Morse asked what the proposed windows are. Ms. Pratt intends to have 2 or 3 windows installed in the dormer. Ms. Morse stated she needs the detail of these windows: How many, what type, etc. Ms. Pratt stated they will be 6-over-6. Mr. Wilson asked for further explanation, and Ms. Pratt re-explained the drawing provided with her desired plans, although the detail is missing from the drawing. She added she would have vinyl siding installed similar to the house itself.

Mr. Coppelman stated he would need more detail in this drawing with more specifics, especially since this side of the house faces the street. Mr. Wilson concurred. Ms. Morse explained she also needs more detail. She also expressed she would like to see the peak line of the dormer match that of the rest of the house.

Ms. Pratt stated she can have another drawing created to detail the windows and the exact placement of the dormer.

Ms. Prescott stated she also would like to see the roof angle of the dormer match that of the house. She added the details of the trim and siding should match as well, and this would have to be detailed in the application. Ms. Pratt added that much of the trim work does not match right now.

Ms. Morse stated this can be reviewed as well at the upcoming site walk.

Ms. Pratt stated she is open to positive suggestions.

Ms. Prescott asked about the siding that was removed from the home and inquired if this was a change involving a Certificate of Approval or an in-kind repair. Ms. Pratt stated the siding was rotten, and a mixture of vinyl and aluminum siding was removed. Ms. Pratt confirmed that it was an in-kind repair without the requirement of a Certificate of Approval. Ms. Morse confirmed that she never received an application for that project, but it was not required as it was an in-kind repair.

Mr. Murphy asked if the concept only is being approved at the time of the site walk. Mr. Wilson concurred but stated that the building inspector has the final word.

Ms. Morse asked if Ms. Sanborn would like to discuss the dormer proposal, and she declined to discuss it at this time.

Jamie Page, 123 Main Street
Certificate Renewal, New Application for Shed

Mr. Page now addressed the Board. He had 2 things to discuss:

1. Request for renewal/extension: In August of 2014, he requested approval for multiple improvements to his property: Vinyl siding, new windows, a door, lifting and extension of the porch, and the removal of windows followed by the installation of 2 garage doors. The original home had 2 garage doors, and a prior owner converted this space into a hair salon; as such, the garage doors were removed and windows installed. In this previously-approved request, Mr. Page wished to convert this salon space back into a garage. Due to financial reasons, this work has not been done. With the exception of the garage doors, all of the other approved renovations have been completed.
2. New application: He would like to put a shed on the property. The size would be 12x16, and it would either be done by Reeds Ferry or possibly built by Mr. Page. The design would match as closely as possible that of the house, including materials and appearance. Pictures were provided in the submitted application. A list of materials was also included in the application. The shed's location would be on right-hand side of the property, 50+ feet behind the house, and will be visible from Main Street; a diagram was also included in the application. The foundation will most likely be cinderblock but will be low to the ground; this was detailed in the application.

Ms. Morse wished to discuss the garage issue first. Mr. Page brought a picture to the meeting and reviewed the picture with each Board member. Ms. Prescott suggested that a picture of the actual garage doors to be installed be provided to the Board. Mr. Page brought a picture up on his phone to show the Board. Mr. Coppelman recognized that as this house is of newer construction (1960's) that the Board should take this into consideration. Ms. Morse asked for all of the information to be put together and sent to

the Board. Mr. Page asked if a new application needs to be filled out before work can be done. Mr. Coppelman stated as since it expired, a new application should be submitted. Ms. Morse handed out a blank application to Mr. Page. Ms. Prescott requested detail regarding the trim be included in the application as well. Mr. Page stated it will match and will be an Azek product.

They Board now discussed the new application for the shed. Mr. Coppelman stated it is important that the colors match, and Mr. Page agreed. Ms. Prescott asked if the trim would match, and he stated it would. The large door on the shed would face the street. Mr. Page explained that there would be 2 doors, and their appearance would match the front door of the house.

MOTION: Ms. Prescott made a motion to approve the new application to build a shed as submitted on the application. Mr. Coppelman seconded this motion.

Members in favor: 7.

Members opposed: None.

Members abstained: None.

Members recused: None.

During this meeting, Mr. Page filled out the application regarding the installation of garage doors. Ms. Morse reviewed the application and read it out loud to the Members present. Mr. Coppelman asked if the original framing is still present, and Mr. Page stated it is, but he may have it re-framed for appearance purposes so the garage doors will be evenly spaced; Ms. Morse added this information to the application. Ms. Morse asked if it will be used as a garage, and Mr. Page stated it will be. Mr. Page stated he already discussed this project with Robert Steward, who believes the project is ready to move forward pending HDC approval.

MOTION: Mr. Murphy made a motion to approve the application as submitted and presented for the installation of the garage doors. Ms. Prescott seconded this motion.

Members in favor: 7.

Members opposed: None.

Members abstained: None.

Members recused: None.

Other Business: Town Signage, Collection/Usage of Historical Information

Ms. Morse had some information to share regarding the Heritage Commission and the Historical Museum. The Heritage Commission has been working on signs to welcome visitors to Kingston. The design has been decided upon, and the construction details are being discussed and planned out. Thirteen signs will be installed at entry/exit points to the town. The design of the new sign closely matches the old signs that used to be in town. Students at the high school assisted in the design process.

Ms. Morse also expressed her pleasure that many projects have come to fruition and are being utilized. Some of these projects are the booklet of historical information about the

town compiled by Catherine Grant, the walking tour, Kingston Chronicles, the CD of a visual tour of the Plains, and the cemetery tour. As in the past, the Heritage Commission will have a booth for Kingston Days to display this information. Ms. Morse also shared that she would like to do the same for Historic District II as well. Similarly, Mr. Landry has begun a driving tour of the District and is cataloging at-risk historic properties.

MM&S to adjourn at 9:25 PM. Mr. Coppelman moved to adjourn the meeting. Ms. Prescott seconded. All other members agreed.