

Town of Kingston, New Hampshire
Historic District Commission
Minutes of Meeting
November 12, 2013 –7:00 PM

Present: Virginia Morse (Chair), Charlotte Boutin (Vice Chair), Glenn Coppelman, Susan Prescott were present. George Korn (Board of Selectmen) was expected to arrive late and arrived as noted below. Stanley Shalett (non-voting) was absent at attendance but arrived at 7:12

Absent: Stacey Smoyer was absent.

Minutes: Minutes from the October 8, 2013. Glenn Coppelman made a motion to approve the minutes. Charlotte Boutin 2nd the motion. All in Favor. No Opposed votes. Motion Carried.

Correspondence: Virginia Morse stated that she received the timeline for the Warrant Articles. Virginia also stated that the books for next year's changes to state NH planning and land use regulations have been ordered.

Board Updates:

Planning Board (Glenn Coppelman) Virginia inquired about Bucco's Restaurant being on the Planning Board agenda. Glenn responded that it was on the agenda but that there was no one in attendance from the restaurant. His recollection was that no action was taken by the Planning Board at the time of the meeting. He stated that they are beginning to work on the proposed Warrant Articles. Glenn added that they are still working on the proposal for market rate elderly (age restricted) housing on Marshall Rd.
(George Korn arrived at the meeting)

Board of Selectmen (George Korn)- Virginia asked George about the status of Bucco's Restaurant with the issues that pertain to the HDC. George Korn stated that there had not been any action taken by the Board of Selectmen regarding the sign since it has not been lit. Virginia stated that because the condition of the application was that the sign not be lit, perhaps the HDC would revisit the issue at a later date.

CIP (Glenn Coppelman)- Glenn stated that the CIP committee met again on November 6, 2013. They reviewed a submittal from the Heritage Commission regarding the revamping of the bandstand on the Plains. He stated that the project will be added to the upcoming CIP. Glenn added that there will be at least one more meeting time on December 4, 2013. He stated that they will be reviewing a revised spreadsheet, including departments and costs spread out across the next 6 years. He stated that the purpose of the CIP is to spread out the impact to the town over a set period of town. He explained the process for the creation of the CIP to become finalized as a guiding document for the Board of Selectmen and the Budget Committee.

New Business

First Congregational Church of Kingston- Ben Bixby and John Whittier presented an application for the Church to install a handicap ramp. Ben stated that there are 6 doors but that 1 is excluded since it is a service door and that another was temporary and will be restored to its original form of a window. He added that regulation stated a requirement of 1 ramp for every 2 doors. The application is to add a ramp to the front of the sanctuary. He reviewed the application and supporting documents provided to the HDC. Charlotte Boutin asked the distance from the

top step to the proposed ramp. Ben stated that the dimensions follow the requirements of the ADA. There was discussion regarding the ADA requirements. Virginia stated that it is not the jurisdiction of the HDC to determine the compliance with the ADA but noted that when there is an error, it changes the appearance. Ben stated that his impression from the building inspector is that they are within the ADA guidelines. The HDC reminded Ben that if there are changes made after receiving a certificate of approval, that changes would also need to be approved. George Korn made a motion to approve the application as it was submitted with the condition that if the plan changes, the changes would need to be reviewed for approval. Glenn Coppelman 2nd the motion with the understanding that the plantings in front of the ramp be intended to help conceal the ramp. George Korn accepted that condition. Susan Prescott asked about the existing ramp on the other side of the building. Ben and John stated that the ramp is the same but the front door platform will be smaller. There was further discussion regarding design considerations. Vote on the motion to approve the application as it was submitted with conditions that 1) the plantings chosen are able to grow to conceal the handicapped railing and 2) that any changes to upgrade to ADA specifications that result in a change in appearance will be resubmitted for approval by the HDC. All in Favor. No Opposed votes. No Abstained votes. Motion Carries.

Tony Berardi, resident on Main Street- Application to install a 10'x12' storage shed on the property. Tony stated that if you are facing the house, the shed will not be seen. George Korn asked about a ramp being necessary for the entrance. Tony stated that it would be on concrete blocks and he had purchased a ramp for it. Glenn Coppelman made a motion to approve the application as it was submitted. Charlotte Boutin 2nd the motion. All in Favor. No Opposed votes. No Abstained votes. Motion Carries.

Misc. Application- Virginia stated that there is a thrift shop on Main St. whose owner was unaware she needed a Certificate of Approval from the HDC until Virginia stopped in to speak with them. Glenn Coppelman read ordinance 303.3C4 regarding the lighting that they are using to attract attention until the business has a permit to operate, which states "A string of lights shall not be used for the purpose of advertising or attracting attention unless as an integral part of a permitted sign". Virginia stated that she would speak with the owners again regarding the process. (The women, Camille Goff and Irene Brogna, arrived at the meeting at this point.) Their application is to operate a non-profit Thrift Store on Main Street. Virginia stated that the HDC has regulations regarding lighting and signing. She then continued to explain the regulations in detail and Glenn re-read the Ordinance regarding the Christmas lights. There was discussion regarding the use of the lights for advertising versus holiday decoration. George noted that Christmas decorations should be permitted in his opinion for the purpose of celebrating the holiday season. There was discussion regarding the usage of holiday decorations complying with the Ordinances. The HDC reviewed their proposed sign. They reviewed the dimensions of the sign. George Korn asked about their "non-profit" status. The women stated that the store is not meant to be profitable. George Korn asked if the women were aware of Judy Oljay and her Thrift Store. He suggested that they may be able to connect with her since they have a common goal for the community. George Korn made a motion to approve the application for the Family Thrift with the additional note that the holiday lights be allowed as decoration during the holiday season. Susan Prescott 2nd the motion. All in Favor. No Opposed votes. Glenn Coppelman Abstains. Motion Carries.

93 Glenn Coppelman also noted that the ladies may want to collaborate with the Town's Welfare
94 Office which also provides for the town's less fortunate.
95

96 **Preservation Projects-** Grace Daily House: Virginia Morse stated that there was a conference
97 call with herself, Debbie Powers and Maggie Steer. They are continuing to work on the Warrant
98 Article that is intended to be submitted for the town.

99 Sanborn Seminary: The Sanborn Seminary was added to the list of Seven to Save. Virginia stated
100 that she will be adding copies of the Seven to Save publications to the renewal of the NH
101 Preservation Alliance Memberships because they are full of useful information.
102

103 **Kingston Chronicles-** Virginia Morse and Charlotte Boutin discussed a question that came up
104 from one of Charlotte's article. Virginia stated that she will contact the correct person. Phyllis
105 Crowell stories are pending with Stacey Smoyer who was not present to discuss.
106

107 **New Projects-** Evelyn Nathan project: Virginia Morse stated that there have been about 600
108 pictures taken and that the project is nearly complete. Virginia discussed the details of the
109 project. Glenn Coppelman reminded Virginia to request the funds to be encumbered if needed so
110 that the funds can be spent in 2014, in case the project is not completed in 2013. There was
111 discussion regarding where the project will be displayed. The HDC discussed the Town Website
112 and having it televised.
113

114 **Warrant Article-** Virginia Morse stated that she was unable to speak at the last Planning Board
115 meeting because the meeting was not properly noted. She stated that she is on the docket for the
116 Planning Board meeting to be held on the December 3. There was discussion regarding the
117 timeline for presenting the Bed and Breakfast Warrant Article to the Planning Board.
118

119 **Budget Committee-** Virginia Morse stated that the HDC budget would be presented on Sunday
120 to the Budget Committee and she invited the members to join her.
121

122 **A motion was made by George Korn to adjourn at 8:25 P.M. Glenn Coppelman 2nd the**
123 **motion. All in Favor. No Opposed. Meeting Adjourned.**
124

125 *Virginia Morse, chair*