

**TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, August 13, 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
Madelynn Ouellette

Absent: George Korn
Nancy Pratt
Stanley Shalett

Other Attendees: Jerry Carbone
Sandra Goodrich
Bob Pothier

Ms. Morse called the meeting to order.

The audio quality of the recording of this meeting is very poor.

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 July 9, 2019. Mr. Coppelman stated that Mr. Korn was not a voting member at the last meeting and therefore should not be listed as a voting member on motions made during that meeting. Ms. Prescott mentioned that Gabrielle Ribortone was not present at the last meeting, only John. Ms. Prescott made a motion to approve the minutes as amended. Mr. Coppelman seconded this motion. All in favor, none opposed, none abstained.

Planning Board and CIP: Mr. Coppelman related that there is nothing pertaining to the HDC.

Board of Selectmen: Mr. Wilson reported that (inaudible) will retire at the end of the month and a search for a replacement is underway.

Heritage Commission: Ms. Prescott related that there is nothing pertaining to the HDC.

ZBA: (inaudible)

Sandra Goodrich, 4 Scotland Road

Roof Solar Panels

(inaudible) She presented drawings prepared by ReVision Energy. The solar panels are to be installed on the south-facing side of the roof. There will be 20 solar photovoltaic modules. (inaudible) flush mounted position and parallel to the existing roof frame. There is no anticipated maintenance, and the array's life span is anticipated to be 40 years. (inaudible) will not disturb architectural features of the house. There will be 2 rows of 10 panels. (inaudible) Ms. Morse asked if they will be black; Ms. Goodrich stated they will be. (inaudible) There will be aluminum frame with black panels; if the frames are black, the array will be more expensive. Mr. Coppelman expressed concern about a "checkerboard pattern" with an aluminum frame. (inaudible) A Board member inquired if these solar panels are the "standard size." Ms. Goodrich was not sure. (inaudible) Mr. Coppelman found further information in the documentation provided by Ms. Goodrich and read the section regarding the size of the panels. Mr. Coppelman revisited the issue of aluminum versus black frame. (inaudible) Ms. Morse stated she can add language regarding this to the Certificate of Approval to ensure the frame is black. (inaudible)

MOTION: Ms. Prescott now made a motion to approve this application as discussed (inaudible) with the condition that the frame around the solar panels will be black. Ms. Ouellette seconded this motion.

Members in favor: 6.

Members opposed: None.

Members abstained: None.

Members recused: None.

Jerry Carbone, 27 Wadleigh Point Road (residence), 129 Main Street (property to be discussed)

Information/Planning Regarding New Residential Structure

Mr. Carbone now approached the Board. (inaudible) He would like to plan a new structure on this property according to ADU specifications. He would like guidance from the Board and brought examples to the meeting. (inaudible)

Ms. Morse explained that this house is next to the 1786 House. (inaudible) She discussed style already with Mr. Carbone. (inaudible) Mr. Carbone would like an attached structure to the existing house that matches the style. (inaudible) A discussion was had regarding placement of the addition on the existing house. (inaudible) Mr. Coppelman and Ms. Morse now discussed the guidelines for accessory dwelling units in town. (inaudible) Mr. Coppelman stated that the occupant of the accessory unit can be a relation of the resident of the home or (inaudible). Mr. Carbone asked about size of the unit (inaudible). Ms. Morse directed him to the town's Ordinances and Regulations. She also informed him about exceptions for ADU specifications. A discussion was had regarding selling the home. (inaudible) Ms. Morse explained the approval process and coordination required between the HDC and other town departments. (inaudible) She directed him to the HDC guidelines listed on the town's website. (inaudible) Ms. Morse

explained also that the HDC's concern is the exterior appearance of the house, not the interior.

Mr. Coppelman informed Mr. Carbone about recent issues regarding new construction in the Historic District and encouraged him to closely adhere to the design approved by the HDC and will not make changes to the plan without seeking further approval. Mr. Carbone stated he will provide thorough drawings and information to the HDC for their review and approval.

A discussion was had regarding the size of the unit. (inaudible) Mr. Coppelman read it must be 1/3 or less the size of the total structure per the Ordinances. (inaudible)

A Board member asked if a public hearing is required for this project. (inaudible)

Mr. Coppelman now asked Mr. Carbone about the visibility of the structure. (inaudible)

Mr. Carbone intends that the project be completed this year. Ms. Morse discussed the timing of approval by the HDC and stated it more than likely will not be approved until October. (inaudible) Another Board member recommended the possibility of a detached barn style, but Mr. Carbone would like it to be an attached structure. (inaudible)

The Board now discussed the usage of vinyl siding in the Historic District. (inaudible) Ms. Morse and Ms. Prescott added some of the options for siding and trim utilized in the district in past projects. (inaudible) They also discussed materials for a deck. (inaudible)

The Board discussed the documentation requirements with the application. (inaudible)

The Board discussed additional approvals by town departments that may be needed. (inaudible)

Pause while tape was turned to the other side

Continuation of discussion regarding approvals by various town departments for projects such as these. (inaudible)

Additional Business: Modification of Application Form

(inaudible) Ms. Morse updated the application form and detailed the changes made. (inaudible) A discussion was had regarding condominiums and the required specific detail for documentation of a proposed project. (inaudible) Ms. Ouellette asked if the HDC has any jurisdiction regarding the placement of a house on a lot, decks, driveways, etc. (inaudible) A discussion was had regarding the length of the process and the amount of approvals needed, including those of the state, when building a new structure. (inaudible) Ms. Morse asked if there were any omissions in the modification of the form. (inaudible)

Various Board members discussed the proposed project by Mr. Carbone and the complexities of the application to ensure it is thorough and includes the proper amount of detail. (inaudible)

MM&S to adjourn at 8:20 PM. (inaudible) moved to adjourn the meeting. (inaudible) seconded. All other members agreed.