

**TOWN OF KINGSTON, NEW HAMPSHIRE  
HISTORIC DISTRICT COMMISSION  
Tuesday, September 10, 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  
Stanley Shalett

**Absent:** George Korn

**Other Attendees:** Gerry Carbone  
Bob Pothier  
Lesley Rundlett

Ms. Morse called the meeting to order at 7:00 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 August 13, 2019. Despite the issue with the audio recording, both Ms. Morse and Mr. Coppelman believed the minutes captured the proceedings adequately. Mr. Coppelman made a motion to approve the minutes as written. Mr. Wilson seconded this motion. All in favor, none opposed, none abstained.

Ms. Morse shared that she received a Seven to Save invitation. The meeting will be held on October 1, 2019, in Danbury, New Hampshire

**Planning Board and CIP:** Mr. Coppelman stated there was nothing pertaining to the HDC to be discussed.

**Board of Selectmen:** Mr. Wilson stated there was nothing pertaining to the HDC to be discussed.

**Heritage Commission:** Ms. Prescott did not attend the last meeting. Ms. Morse shared that there is a volunteer who offered to do the required paperwork to have the cemetery on the Plains added to the National Register.

**ZBA:** Ms. Morse shared that there was nothing pertaining to the HDC to be discussed.

**Gerry Carbone, 129 Main Street**

**New Structure**

Mr. Carbone discussed his project with the Board at the last HDC meeting and received some guidance. He has new information to present to the Board and has a picture of what he is hoping to build. A formal application has not been received yet; he is only looking for feedback.

Mr. Carbone is looking to build a colonial home on the property and provided a picture of what he is looking to build. He plans to eliminate the chimney on the left and the middle garage, so the home will have a 2-car garage and no chimney. He plans to use asphalt shingles and vinyl siding. It will be 2,900 square feet of living area, all above ground, with 4 bedrooms and 3-1/2 bathrooms. It will be located on the front part of the lot on the corner of Scotland and Main square to Scotland Road due to the lot dimensions with the driveway on Scotland Road.

Mr. Coppelman felt this would break up the rhythm of the homes on Main Street as it would be facing Scotland Road instead of Main Street. Mr. Carbone said it could face Main Street, but due to the shape of the lot, it would be better balanced if it faced Scotland Road.

Mr. Murphy asked about the location of the driveway on Scotland Road. Mr. Carbone stated he believes it cannot be directly across from the 1686 House; it must be offset. He confirmed there is currently no existing driveway on the property.

Mr. Coppelman asked why the chimney is being eliminated. Mr. Carbone stated it is due to the cost.

Ms. Morse clarified for Mr. Carbone the detail required when he does submit an application. She reiterated Mr. Coppelman's concern about the house facing Scotland Road. She asked if the house could face Main Street, and Mr. Carbone stated it could be if required.

Mr. Murphy asked if the house can be located on Main Street with a driveway on Scotland Road. This prompted a discussion between Board members about the addresses of some of the homes on Main Street that have driveways that face another road. Ms. Morse believed that since the garage and driveway are facing Scotland Road, the address would be a Scotland Road address, and if the garage and driveway are facing Main Street, the address would be Main Street.

Ms. Morse asked Mr. Carbone to provide samples when he is ready to apply. She further stated that if architectural asphalt shingles are to be used that the application include the specific color, the same with shutters. Ms. Prescott stated an example or detailed picture is required.

Ms. Morse asked about having grids in the windows. Ms. Prescott stated she believes homes in the Historic District should have grids. Ms. Ouellette stated a sample of the window is needed. Mr. Carbone stated he could use built-in grids, possibly 6 over 6. Mr. Coppelman stated a true divided white with external grids would be preferred.

Ms. Ouellette stated detailed blueprints are needed with the application, including detail of lighting and plantings. Ms. Morse reiterated the drawings should include setbacks as well.

Mr. Coppelman stated he preferred wood siding over vinyl, even cement or Hardie board.

Mr. Carbone asked about which direction the house should face in the Board's opinion. He is concerned about a telephone pole on the Main Street side of the lot. Ms. Prescott stated these can sometimes be moved. Mr. Carbone felt the intersection of Scotland and Main can be congested, and he felt it may be safer to have the driveway facing Scotland. It was suggested that the house face Main Street but still have the driveway facing Scotland Road.

Ms. Ouellette asked about setbacks. Ms. Morse felt with a rectangular lot, there could not be much variation. Mr. Coppelman added that there is flexibility there in that the houses on Main Street have varying setbacks from the road. Mr. Carbone confirmed the lot is 250 feet deep from Main Street and 280 feet deep on Scotland Road. An unnamed individual now brought over some paperwork to share with the Board. This paperwork was a plot site example showing a large house with the garage behind it; in this case, the garage could still face Scotland Road.

This site used to be the Badger Tavern, and Ms. Morse thought it might be nice to maintain a sign on the property stating such, similar to the Josiah Bartlett House. Mr. Carbone concurred.

Ms. Morse shared a list of things the Board needs when Mr. Carbone submits his application:

- Pictures of the house in all views as it is on a corner lot
- Locus on the lot
- Slope of land
- Blueprints of house with slope
- Where septic will be and appearance
- Walkways
- Exterior lights
- Planting
- Siding type
- Color of asphalt shingles
- Shutters – examples and color
- Divided light grids on windows, 6 over 6 for example.

Ms. Prescott now asked about trim detail around the windows including fascia boards. The Board will need to know the details of this trim. Ms. Ouellette stated the picture she is looking at had 12 over 12 grids. Mr. Wilson stated the Board does not want a J-channel. Ms. Ouellette explained that 6- or 8-inch boards are preferred on the bottom of the start of the siding. The peaks would also have fascia board. Ms. Prescott added the attic may have a vent that is visible, but Mr. Carbone wanted to use a ridge vent. Ms. Prescott stated a visible vent would look more historic. Ms. Morse again stated all this detail would be required at the time of application.

Mr. Murphy asked if obstructions of the view of the house, including trees, would need to be removed. Ms. Morse stated she does not believe there are any requirements for that.

Mr. Shalett asked if there was any hard rule regarding development on a corner lot about which street the house will face. Ms. Morse explained that there is no hard rule, but the Board is encouraging Mr. Carbone to build the house facing Main Street with the driveway facing Scotland Road.

Ms. Ouellette stated a walk-out basement is not preferred as the foundation wall in that case is tall. Ms. Prescott added that this detail would need to be in the application. Mr. Wilson stated the building code requires a certain amount of foundation to be above the ground before the siding starts.

Ms. Ouellette stated any flood lights must not face other properties and that the lights appear historic, not modern.

Ms. Prescott asked if the driveway would be a paved, asphalt driveway. Mr. Carbone stated it will be. Ms. Prescott stated this needs to be included in the application.

Mr. Carbone stated he can have some drawings written up and asked what the next steps are; he asked when more detail would be required. Ms. Morse stated she will need the completed application within one week as well as a list of abutters so that it can be published in time for the next meeting. Ms. Morse then explained that once approval is received, he can talk to the building inspector and start the process. Ms. Morse stated if she receives 2 or 3 sets of drawings, she can give one set to the building inspector for his review to keep the process moving. If the appropriate paperwork is received, the next meeting would be a public hearing.

Ms. Morse and Mr. Coppelman added the plans will need to be very detailed and complete for approval. Once approval is received, no changes can be made unless the applicant re-approaches the Board. Ms. Morse reiterated that the HDC is concerned only about the exterior appearance of the home.

Ms. Morse obtained Mr. Carbone's email address and stated she will type up the list of required detail and send it to him.

Mr. Carbone asked about the height of the house. Ms. Morse stated it is in the HDC guidelines. Mr. Wilson did not believe this would be an issue when looking at the lot.

*\*Mr. Carbone now asked about the demolition of the Grace Daley House. There was a conversation off-camera that occurred that is not clearly audible regarding the demolition of a historic property.\**

Ms. Morse asked about input from the public, and none was received.

### **Modification of HDC Application Form**

Ms. Morse updated the application form and reminded the members present that it was agreed that the Chair and Vice Chair can determine if all of the required paperwork has been received when an application is submitted for the Board's review. She emphasized how thorough an applicant must be in providing detailed paperwork before the HDC can make any decisions. All details must be in writing, not just orally presented at a meeting.

Ms. Morse asked about how many copies of paperwork an applicant should provide. Mr. Wilson stated "a minimum of 3" could be the appropriate wording, and Ms. Morse agreed.

None opposed. None abstained. These changes are now in effect.

**MOTION:** Mr. Coppelman made a motion to approve the revised application with the 2 adjustments discussed this evening. Mr. Wilson seconded.

*Members in favor: 7.*

*Members opposed: None.*

*Members abstained: None.*

*Members recused: None.*

### **Expiration of Approved HDC Applications**

Ms. Morse now discussed the expiration of approved projects. There are 4 applications that need followup:

- Ing Marie Baer (spelled phonetically), 119 Main Street: Addition to home. Applicant modified the addition and removed an upstairs feature to the addition. The application expired in March. Mr. Wilson offered to follow up on this.
- Kevin and Marianne Klemarczyk received approval to alter their porch. Ms. Prescott offered to check this one as they live close by.
- Marie Eggleston, 137 Main Street: Redesign existing dormer. Ms. Ouellette will check on this project.
- Phil and Layla Whitby: Ms. Morse explained that there are 2 projects to be reviewed: One to modify the barn area of house in preparation for a renter; the solar panels are done, but someone is needed to check on barn area where a window, fan, and door were to be installed. As Mr. Whitby was in ill health, Ms. Morse stated she will work on this. She already sent a letter to the Selectmen. There have been 2 extensions with the most recent one expiring on July 1st. Mr.

Shalett then informed the Board that Mr. Whitby passed away a couple of weeks ago. He is not sure if the applicant's wife, Layla, will need to reapply. This issue will be discussed by the Selectmen to determine further steps.

Ms. Morse advised that this followup can occur by phone, drive by, etc. She will provide all documentation, including the approved application, to those following up on these applications.

Ms. Morse added that if a house is sold, and there is an ongoing Certificate of Approval for modifications, Glenn Greenwood stated that the new owner can continue with those modifications as the approval is for the property, not the owner. Mr. Coppelman prefers that the Board be notified of this but agrees with Mr. Greenwood.

Ms. Morse stated there is a potential application to be aware of. The house owned by Al Rousseau at the location of the former Reynolds Antique Store was for sale and is now under contract. The buyers have contacted Ms. Morse, and they want to renovate the house, such as put the shutters back on. The previous owner had received HDC approval for some projects that were not completed. There is nothing actionable at this point, but it is something that the Board needs to be aware of.

Ms. Prescott asked if people purchasing a home in the Historic District are receiving a welcome letter, and Ms. Morse stated she was told by Susan Ayer that Catherine Grant had prepared this letter and believes it is being sent to new residents in the Historic Districts.

#### **Introduction and Welcome to Lesley Rundlett**

Lesley Rundlett stated she appreciated attending this meeting and learning about the HDC's work. She lives next to the old library at 4 Depot Road. She wanted to learn about the town and its history. She became a Friend of the museum and attended the graveyard tour and attended the Heritage Commission's meeting. She offered to help get the cemetery on the Plains onto the state and/or national historic registers. She is not sure what the preferred method would be (state or national first) and will research that. She is going to be attending a cemetery convention in Brentwood next week, and she already attended a meeting in the past in Somersworth about historic cemeteries. She is eager to begin this project, and Ms. Morse thanked her for her effort and interest in this project.

**MM&S to adjourn at 8:22 PM.** Mr. Coppelman moved to adjourn the meeting. Ms. Ouellette seconded. All other members agreed.