

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, November 12, 2019
Public Meeting

Members Present:

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

Absent: Susan Prescott, Vice Chair
Stanley Shalett

Other Attendees: Mark and Susan Santillo

Ms. Morse called the meeting to order.

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 October 8, 2019. Mr. Coppelman made a motion to approve the minutes as written. Mr. Wilson seconded this motion. All in favor, none opposed. Mr. Korn abstained as he was not present at the meeting.

Ms. Morse provided copies of updates to the book to those present.

Ms. Morse also shared that she will be distributing the 2020 meeting calendar soon via email.

Planning Board and CIP: Mr. Coppelman stated the CIP process is moving. The last meeting of the committee was last night, and there are some small changes that need to be made. It was deemed not necessary to schedule another meeting, so the plan is to bring the updated CIP, which runs from 2020 to 2025, to the Planning Board meeting on 12/3/19 for presentation and hopeful adoption. Mr. Wilson asked if the heating and air for the Police Station was removed, and Mr. Coppelman believed it was.

Board of Selectmen: Mr. Wilson stated that Graham Pellerin was appointed full-time fire chief, not interim. It will be a 3-year contract with a year of probation.

Heritage Commission: No updates available.

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

Mark and Susan Santillo, 182 Main Street

Electrical Pole Placement

Mr. and Mrs. Santillo now approached the Board. They recently purchased the property and would like to bring power to the barn. The current underground cable is inadequate, and their hope is to install a telephone pole. Since it will be only electrical, not cable and telephone, the pole will be less than 30 feet. The service will be to the left side of the barn so the wire will not have to cross the driveway. Mr. Santillo restores cars as a hobby and will store his project(s) in the barn.

Ms. Morse explained that she has discussed this with Mrs. Santillo prior to the meeting. No large trees would need to be removed, only saplings and a bush.

Multiple Board members commented that it will be best if the electrical wire does not cross the driveway.

Mr. Santillo stated there are 2 plans that have been submitted to the Board in their application. Mr. Korn suggested both be reviewed and possibly accepted so the applicant does not have to return to a meeting. Mr. Coppelman stated he felt it best to choose the best option and approve the preferred location.

MOTION: Mr. Coppelman made a motion to approve location number 2 as submitted on the application where the telephone pole will be installed to the left side of the driveway. Mr. Wilson seconded.

Members in favor: 6.

Members opposed: None.

Members abstained: None.

Members recused: None.

Ms. Morse provided an overview of the process for the applicants and explained that as the previous owner had proposed renovations for which a Certificate of Approval had been provided, these renovations can still be completed by the Santillos.

Various Board members also discussed lighting concerns as there are various properties that are not in accordance with the lighting ordinances, and this will be discussed by the Board. Mr. Coppelman directed the Santillos to the town's website to review the town's lighting ordinances.

Heidi Corson, 167 Main Street

Down to Earth Garden Shop Expansion

Ms. Morse read a letter she received from Heidi Corson, the owner of the Down to Earth Garden Shop at 167 Main Street. Ms. Corson notified the Board that she has signed a lease for unit 3, the former location of the Kingston Candy Shop. There will be no

change to the business plan, only the addition of space. There is no plan for additional signage.

Ms. Morse visited the store and talked with the owner about lighting as the owner would like to put up Christmas lights and garland outside the store. Various Board members felt this was appropriate only for the holiday season.

The issue before the Board is an existing business with the same use but expanded space. Mr. Coppelman suggested the existing Certificate of Approval be modified. Ms. Morse stated all of the information included in the letter received is the same as that in a formal application. Mr. Coppelman suggested Robert Steward be notified as the Certificate of Occupancy might need to be modified, and Ms. Corson should also contact the Planning Board.

MOTION: Mr. Coppelman made a motion to amend the existing Certificate of Approval to add unit 3 to her existing business with the understanding that any exterior renovations be approved by the Board. Mr. Wilson seconded.

Members in favor: 6.

Members opposed: None.

Members abstained: None.

Members recused: None.

Discussion of Lighting Ordinance

Ms. Morse read the town's Outdoor Lighting Ordinance, 302.1. She went on to discuss how detailed this Ordinance is regarding the lighting that can be utilized in residences, businesses, and public buildings.

Various Board members discussed properties in and around the Historic District that may not be in compliance with this Ordinance.

Ms. Morse suggested a letter be written up and mailed out to those in the Historic District reminding them of this Ordinance and give them time to comply before further measures are taken.

Ms. Morse stated that the lumen value is listed on the packaging for light bulbs, so property owners would be able to calculate how many lumens are being emitted from fixtures on the property.

Mr. Coppelman stated the Planning Board does deal with this issue in part as this information must be included in the applications that are submitted.

Mr. Wilson stated he did not think the town has a device that can measure lumens, but most homeowners and business owners will change their light bulbs if requested to do so.

Mr. Coppelman had some ideas regarding what can be done about this:

- Anything egregious can be approached directly.
- Most people may not know what the regulations are and may need an informative newsletter as a reminder.

Ms. Morse stated it is also about the appearance of the fixture, as well.

Mr. Wilson suggested something can be put on the website, although not every property owner checks this regularly.

Mr. Korn stated there may be multiple bulbs in one fixture, which would accumulate the amount of lumens being emitted.

Mr. Coppelman stated that a property may change hands, and regulations may change. This is something that should be considered in finding a solution to this issue.

Ms. Morse stated she will put something together to address this based on the feedback received.

Followup on Work Completed after Certificate of Approval

Ms. Ouellette observed the work completed at 137 Main Street, a property owned by Marie Eggleston. The Certificate of Approval was granted to change a single dormer into one with 3 separate windows. Instead of the approved recessed dormer, the homeowner brought the dormer flush with the front of the house and added 2 of one type of window and one hexagonal window. Mr. Coppelman said this should be discussed with Robert Steward, the Town Inspector, to see if this project was inspected. The Board agreed this would be the best first step.

MM&S to adjourn at 8:05 PM. Mr. Coppelman moved to adjourn the meeting. Mr. Wilson seconded. All other members agreed.