

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, August 11, 2020
Public Meeting – Held Virtually via Videoconference (Zoom)

Members Present:

Virginia Morse, Chair
Susan Prescott, Vice Chair
Glenn Coppelman, Planning Board representative
Electra Alessio, Board of Selectmen representative
Madelynn Ouellette

Absent: Ralph Murphy
Stanley Shalett

Other Attendees: Susan Ayer
Carol Carbonneau
Mark Furlong, Fire Station Building Committee (FSBC)
Brian Gallant, FSBC
Anthony Mento, SMP Architects

Ms. Morse called the meeting to order at 7:00 PM.

The Compliance/Right to Know policy was read by Ms. Morse stating that this meeting was held virtually via Zoom due to the COVID-19 pandemic and is accessible to the public.

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 February 19, 2020. Mr. Coppelman made a motion to approve the minutes as written. Ms. Prescott seconded this motion.

Roll call:

Mr. Coppelman: Aye
Ms. Prescott: Aye
Ms. Morse: Aye
Ms. Alessio: Abstained as she was not an HDC member at that time.
Ms. Ouellette: Abstained as she was not present at that meeting.

Planning Board and CIP: Mr. Coppelman stated he has nothing pertinent to the HDC.

Board of Selectmen: Ms. Alessio stated there is a meeting on 8/20/2020 with Eric Chinberg and his people regarding the proposed plan for the Sanborn Seminary property to review what he is proposing to determine any changes to zoning or need for variances.

He has been informed that there may be a possibility that the town may need to vote on this project in the future.

Heritage Commission: Ms. Prescott stated the Commission has not met but will be meeting by Zoom next week. They are attempting to schedule a joint meeting with the HDC at some point.

ZBA: No update given.

ELECTION OF OFFICERS

Mr. Coppelman nominated Ms. Prescott for Chair and Ms. Morse for vice-chair. Ms. Alessio seconded these nominations. Ms. Prescott stated she accepts this nomination.

Roll call:

Ms. Morse: Aye

Ms. Prescott: Aye

Mr. Coppelman: Aye

Ms. Alessio: Aye

Ms. Ouellette: Aye

MICHAEL AND MAUREEN LEVESQUE, 176 MAIN STREET DEMOLITION OF SHED, NEW SHED

The Levesques live in a 3-section condo and would like to demolish the old shed and build a new one. All 3 owners of these units have signed a paper stating they know this is happening and have been provided the application. Carol Carbonneau, one of the owners of an attached condo, was present.

Ms. Ouellette, Ms. Alessio, and Mr. Coppelman confirmed they had seen the application and plan. Ms. Prescott received it but did not review it yet. Ms. Morse acknowledged letters of support for the project from absent members Shalett and Murphy.

Mr. Levesque stated the existing shed is damaged and is a safety hazard. He wishes to replace the existing shed with new one. The new shed will be 12x8 feet with 2x3 framing. The roof will be shingled. This new shed will be utilized for work space, tractor housing, lawn furniture storage, and trash receptacle housing.

Ms. Ouellette drove by and asked for confirmation of which structure is to be taken down. The Levesques confirmed the location of the shed.

Mr. Coppelman confirmed the model of the new shed (details provided in the application). Mr. Levesque confirmed it will be painted white.

Ms. Ouellette asked if the new shed could be set back at the edge of the property line. Ms. Morse agreed that it should be moved to the back of the property near where the

other shed is located to give balance to the property. She suggested they could turn it sideways, but she preferred it at the rear of the property nevertheless. Mr. Levesque stated he is happy to move it to the rear of the property but asked if some sort of partition could be installed for privacy reasons, such as a privacy fence. Mr. Coppelman stated due to the height of the shed (8.5 feet), a privacy fence would not be tall enough to obstruct the view of the shed. Ms. Ouellette stated a privacy fence with the shed moved to the back of the property could work. Mr. Coppelman added that if a privacy fence is desired, it will need to be included in the application. As the shed is made by post-and-picket, Mr. Coppelman stated they can keep the existing fence and replace it at the same height. Ms. Prescott thought this would be okay, and Ms. Morse agreed. If the Levesques use wood and keep the same dimensions, it would be considered a repair, and no new application would be needed. Mr. Coppelman stated if different materials or style are used, another application would be needed. The Levesques stated they would look into this and either resubmit the application or come up with another plan.

Ms. Morse stated the existing shed is not a historic structure, and she sees no issue with it being removed.

Ms. Morse asked for confirmation if the shed will be large enough to fit everything they want to put in there. The Levesques said it would be large enough.

Ms. Carbonneau added she supports whatever Ms. Levesque decides to do.

Ms. Morse stated they can work on the shed application now, and they can submit a new application for the privacy fence which can be discussed next month. Ms. Levesque stated they will come up with a plan for location of the shed and the privacy fence and wished to postpone the vote.

Ms. Prescott asked if they would like permission to demolish the existing shed now, but Ms. Levesque stated she doesn't want to do that because this shed houses the trash bins.

Ms. Morse stated the application covers the shed, and no additional fee will be charged. This proposal will be put on next month's agenda.

Mr. Coppelman offered to vote to continue this until the next meeting on Wednesday, 9/16/2020. Ms. Ouellette seconded.

Roll call:

Ms. Morse: Aye

Ms. Prescott: Aye

Mr. Coppelman: Aye

Ms. Alessio: Aye

Ms. Ouellette: Aye

FIRE STATION BUILDING COMMITTEE: PRESENTATION OF DESIGN

Present at this meeting for this discussion were Mark Furlong, the Chairman of Fire Station Building Committee (FSBC); Brian Gallant, Kingston firefighter and member of the FSBC; and Anthony Mento of SMP Architects.

Mr. Mento now began his presentation of the proposed design of the new fire station. He shared his screen and displayed various computer-generated views of the design. He stated they tried to match the surrounding community and include proportion in the design.

View from the corner of Rockrimmon Road and Main Street:

- Station with apparatus bay facing Rockrimmon and administration wing's gabled side facing Main Street
- External materials:
 - Apparatus bay with brick veneer, similar to existing station
 - Administration wing built with insulated concrete forms (ICF), which are energy efficient and long lasting, and will have cement board siding
 - Trim painted PVC for durability
 - Roof with asphalt shingles
 - Windows are a mix of single-hung operable and some fixed. All will be pultruded fiberglass Marvin windows with a black finish with a 4-over-4 grill pattern with wide white trim.
 - Under the administration building's portico is also brick veneer to tie the front entry to the apparatus bay. Mr. Coppelman thought this tied nicely to the equipment bay.
- The front entry has a similar canopy and arch similar to Clark's.
- Chief Graham also has a weathervane he wants to attach to the building. This was not shown on these drawings, but it will be installed on the front canopy.

View from the corner of the apparatus bay from Rockrimmon:

- Traditional brick veneer
- Large cornice on top masks the low-sloped roof and is in keeping with other buildings in town.
- Large dimensional sign over the apparatus bay doors: Material not decided yet.
- Three fixed windows

View from the rear of the apparatus bay where the existing house is located (house to be demolished soon):

- Brick veneer as well but may change depending on cost
- Clapboard siding also, as with the rest of the building

View from rear of the administration wing:

- Rear entry for staff
- Bunk rooms and staff parking
- Same materials to be used

Elevation view from Rockrimmon:

- Showed elevation of entire structure

Mr. Mento also discussed the proposed lighting:

- Lighting under front canopy: Down lights
- To the left of the structure: Green lights
- Flagpole: Patio to be built around the American flag, same sign as current fire station. There will be light shining down from the canopy.
- Small LED down lights in front of apparatus bay
- Pole-mounted lights on the far side at the apparatus bay that will be shielded for horizontal light distribution

Ms. Morse stated she likes this design, especially the cornice and trim work where the walls meet the roof, the portico piece in front, and the deep overhang of the roof to match the colonial style on Main Street. This appears less business-like and picks up the detail of older houses in town.

Ms. Ouellette stated she is pleased with the design, especially the trim work around the windows. She asked about roof color and recommended a darker color to highlight the design. Mr. Mento stated the roof color has not been decided yet, but a color will be chosen to keep the structure as cool as possible to increase energy efficiency.

Mr. Mento commented that the overhead doors on the apparatus bay are dark to match the dark windows and sashes. On these doors, there are 3 rows of glass, but he added there are multiple window possibilities for this door design.

Ms. Alessio expressed she likes this design as well but expressed that a nicer sign other than the Smokey the Bear sign would be better.

Ms. Ouellette asked if the upper peak of the administration wing (the side facing Main Street) could have a shield or emblem in the large gray space, possibly the Kingston Fire Department emblem.

Ms. Ouellette asked if solar panels are to go on the end of the building and if they would be screened from the street as they would have to be elevated, not flat. Mr. Mento said solar panels are not part of the project currently but are intended to be installed on a portion of the flat roof with a low pitch array that is not too tall. If the array joins in the center of the roof further away from the leading roof edge, they will be partially masked. He added, though, that this is not part of the current design. He offered to make renderings of that but stated it will be masked for the most part due to the height of the apparatus wing. Mr. Coppelman concurred that he believes it will not be that visible.

Ms. Morse stated Mr. Mento did a great job taking recommendations and adding them to the design.

Mr. Coppelman asked about the material to be used for the belt-line trim under the windows on the apparatus bay. Mr. Mento stated it will be piece of pre-cast sandstone-like trim which acts as a base and also breaks up the appearance of the wall. He added the cornice will be a fiberglass manufactured product that will last a long time and will match the sandstone in color. This material is lighter to reduce the weight-bearing load on the building.

Ms. Morse expressed appreciation of Mr. Mento and the FSBC for their efforts on creating a nice design.

Ms. Prescott declared meeting adjourned at 8:09 PM.