

**TOWN OF KINGSTON, NEW HAMPSHIRE**  
**HISTORIC DISTRICT COMMISSION**  
**Tuesday, November 10, 2020**  
**Public Meeting – Held Virtually via Videoconference (Zoom)**

**Members Present:**

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

**Absent:**       Ralph Murphy  
                 Stanley Shalett

**Other Attendees:**   Gerry Carbone  
                              Carol Carbonneau  
                              Karen LaPanne

Ms. Prescott called the meeting to order at 7:00 PM. The Compliance/Right to Know policy was read 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. Prescott asked for omissions, additions, and/or corrections to the transcribed Minutes of the meeting held on October 13, 2020. Ms. Alessio made a motion to approve the minutes as written. Mr. Coppelman seconded this motion.

***Roll call:***

Ms. Prescott: Aye  
Ms. Morse: Aye  
Ms. Alessio: Aye  
Mr. Coppelman: Aye  
Ms. Ouellette: Aye

*Critical correspondence:* Ms. Prescott had no critical correspondence to share.

**Planning Board and CIP:** Mr. Coppelman had nothing pertaining to Historic District. CIP is still in the early stages but will meet later this month.

**Board of Selectmen:** Ms. Alessio stated that tax rates went down. The BOS is still working with Mr. Chinberg regarding the Seminary property.

**Heritage Commission:** Ms. Morse stated although she did not attend the last meeting, the previously-discussed projects are still moving forward.

**ZBA:** Ms. Alessio had nothing pertaining to the Historic District.

**CAROL CARBONNEAU, 176 MAIN STREET**  
**INSTALLATION OF PELLET STOVE PIPING**

Carol is in the process of installing a pellet stove and needs feedback on the required piping. She has a letter from the other 2 owners in the condo complex, and they provided written agreement with her proposal. Although there were multiple designs to install the stove piping, after consultation with multiple contractors and the Fire Department, the only safe option is to run the piping through the roof of a window up the exterior of the house. She is looking into heat-proof paint to paint the pipe white and is waiting for feedback from the contractor.

Ms. Prescott stated this is the first project of its kind in the District.

Mr. Coppelman asked about putting the piping inside the house through the 2nd floor, but Ms. Carbonneau stated the Fire Department determined this would be a fire hazard.

Ms. Morse requested that the piping be as inconspicuous as possible and in accordance with all the town's regulations.

Mr. Coppelman expressed concern that piping is not historic in appearance, especially in light of it being so visible. Ms. Alessio stated if it is painted white, it will blend in more with the area and be less visible. She added that although this will not look historic, there are other aspects of the exterior of the home such as electrical boxes that are not historic in appearance and favors blending the piping in as much as possible while allowing the homeowner to install the desired stove.

Ms. Ouellette asked if the pipes can be blocked in so it looks like a chimney. Ms. Carbonneau was not sure if that could be done. Ms. Alessio thought this could be discussed between Ms. Carbonneau and her contractor as there could be a fire concern or a safety issue. Ms. Morse thought boxing it in might be more conspicuous than installing exterior piping that is painted white.

**MOTION:** Ms. Alessio moved to approve the application as presented in picture #4 with the piping painted white with heat-resistant paint to blend into the building. Ms. Morse seconded this motion.

***Roll call:***

Ms. Prescott: Aye

Ms. Morse: Aye

Ms. Alessio: Aye

Mr. Coppelman: Nay

Ms. Ouellette: Aye

Ms. Morse explained the Certificate of Approval process to Carol.

**KAREN LAPANNE, 3 CHASE STREET**

**NEW SIDING**

Due to rot caused by water damage, Ms. LaPanne would like to repair the damage and replace the existing wood clapboards with vinyl siding. Her contractor intends to maintain the current design.

Ms. Morse researched this home's description from a prior preservation project. The trim is simple without particular design elements. There is a small gable roof porch with simple trim.

Ms. Prescott asked the year it was built. Ms. Morse stated 1951, but Ms. LaPanne stated she was told it was in the 1960's.

Mr. Coppelman asked if the trim would be replaced as well. Ms. LaPanne stated everything will be replaced in vinyl, including the trim. She was not sure what material would be used, but her husband thought it would be Azec. She held up a sample of the siding; it will be brick red and will look the same as what is already on the home. The trim will be white. She confirmed the roof and the front door will not be replaced at this time. The corner boards will be wide, replicating what is currently on the house.

**MOTION:** Mr. Coppelman made a motion to approve the application as submitted and as discussed to include the red vinyl siding based on the sample shown during this meeting. The trim boards will be replaced in the same dimensions, but the material will be solid PVC, and the trim is anticipated to be white. Ms. Morse seconded this motion.

***Roll call:***

Ms. Prescott: Aye

Ms. Morse: Aye

Ms. Alessio: Aye

Mr. Coppelman: Aye

Ms. Ouellette: Aye

Ms. LaPanne asked if the installation of a new door would need approval from the Board. Ms. Alessio stated no. Mr. Coppelman stated if it is an in-kind replacement, it is considered repair/maintenance. If the design will change, an application must be submitted.

**GERRY CARBONE, 129 MAIN STREET**  
**CONSULTATION: NEW HOUSE DESIGN**

Mr. Carbone approached the Board last year with designs for a new house that he anticipated building on a lot in the District. Now that he has finally purchased it, he provided the Board with multiple house designs for their feedback. Last year, the Board wanted the front door to face Main Street, so he provided designs for a narrow house to meet that request. He already has a state-approved septic design for the lot.

Ms. Prescott has the site plan and likes how the house is situated and where the driveway is located.

Ms. Ouellette stated in past discussions, the Board was reluctant to approve a home with a pull-in garage. She also recalled that the driveway should face Scotland Road, not Main Street.

Ms. Morse explained that this lot is in a highly visible location next to the 1686 House.

Mr. Coppelman agreed with Ms. Ouellette and emphasized that it is important to look at surrounding structures in coming up with a house design.

Ms. Morse stated the designs provided by Mr. Carbone are not true colonials. She said the proposed houses are nice but do not seem to fit in the district. The design Ms. Morse prefers, a more colonial design, is too big for this lot. Ms. Ouellette agreed that many of the designs that were provided are a combination of different architectural styles that do not appear historic. Mr. Carbone stated however the home is placed on the lot, he wants to maintain a size of 2,500 sq feet with a 2-car garage. His desired maximum house width is 44 feet, although Ms. Morse feels 50 feet would be okay as well. Mr. Carbone will try to find a more colonial design that can fit on the lot with the same approved septic design. He would like to find a stock house plan to keep costs down, so he is going to look at house designs of the proper width with the garage situated behind the house.

Mr. Carbone does not anticipate a problem having the garage on the Scotland side. If the garage is moved behind the house, though, he will need to get re-approval for a new septic design, and he is worried about the well radius, which limits where the septic system can be placed. Ms. Ouellette felt the house could be moved forward to avoid this complication, and Mr. Coppelman added that a forward house placement is consistent with other homes in the District.

Mr. Carbone stated he wants to keep the cornerstone of the old tavern in the new house. He can move the granite post if needed.

Ms. Morse asked if Mr. Carbone still plans for an ADU, as discussed in the past. He stated he does not want to build a duplex, only a single family with the possibility of an ADU. Ms. Morse asked what else would need to be added to the house design to create an ADU, and he stated it could be toward the back of the house, and the septic is large enough to accommodate that. That would be worked out by the buyer with the town.

Mr. Carbone said he will take this feedback under advisement and will be back in touch.

**OTHER BUSINESS:**

Joint HDC and Heritage Commission meeting: Proposed date is January 12, 2021. An agenda will be put together before this meeting. Ms. Morse will provide feedback to Ernie Landry.

Update on General Store renovations: Ms. Prescott stated that the General Store renovations will be postponed for a month.

Possible date change for December meeting: Ms. Morse asked about potentially changing the date of the December meeting, currently set for Wednesday, 12/16/20, in preparation for the holidays. All agreed this will remain as scheduled.

Meeting schedule for 2021: Ms. Morse will work with Ms. Prescott for the 2021 meeting schedule.

**MM&S to adjourn at 8:21 PM.** Ms. Alessio moved to adjourn the meeting. Ms. Ouellette seconded.

***Roll call:***

Ms. Prescott: Aye

Ms. Morse: Aye

Ms. Alessio: Aye

Ms. Ouellette: Aye

Mr. Coppelman: Aye