

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, January 12, 2021
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
Karen Olsen, abutter to proposed new construction at 129 Main Street

Ms. Prescott called the meeting to order at 6:53 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 December 16, 2020. Ms. Morse stated there is one spelling error, “old shutters” rather than “told shutters.” Ms. Alessio made a motion to approve the minutes as written. Ms. Ouellette 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: The Abenaki Timber property, owned by Greenwood Pond LLC, at 16 Church Street has multiple buildings on the property, and for estate planning purposes, the owner is hoping to condominiumize the property as the lot is too small to subdivide. Only the 2 buildings will be the condominiumized, and there will be no physical changes to the property. There was a question of whether the owners need to appear before the HDC; it was decided it was more of a legal matter without any physical changes to the buildings on the property.

MM&S: *As there are no physical changes to the property, Mr. Coppelman moved that the HDC will waive its right to review this proposal in advance of the Planning Board's discussion with Greenwood Pond LLC. Ms. Ouellette seconded.*

Roll call:

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

There were no updates for the CIP.

Board of Selectmen: Ms. Alessio stated that there will be a warrant article to add a Code Enforcement Officer to enforce the codes already on the books and save the town legal fees. She added the Deliberative Session will be held in the Sanborn Regional High School auditorium on 1/30/21 and will also be available via Zoom.

Heritage Commission: As per the joint HDC/HC meeting that occurred today.

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

GERRY CARBONE, 129 MAIN STREET

NEW CONSTRUCTION

Prior to the meeting, Ms. Prescott provided new documents to HDC members regarding this project received from Mr. Carbone. She also has roofing and siding samples.

Mr. Carbone presented a modified house plan incorporating the HDC's comments from the last meeting. He is still not sure what color the siding will be but is leaning toward something darker than what is shown in the drawings, possibly a darker gray in color. The house will have roofing in the color "oyster gray" with white trim. He stated he implemented all of the recommendations from the last meeting.

Ms. Olsen, an abutter, requested to see the drawings. Mr. Coppelman shared his screen via Zoom and provided an explanation.

Ms. Morse stated this house and its placement on the lot fits in well with the District.

Mr. Coppelman suggested that the addition of windows in the garage to the rear of the house would break up the appearance of the house as you approach Main Street via Scotland Road. Mr. Carbone stated he can do this.

Mr. Coppelman stated it is important that the drawings reflect all of the details of the project accurately. Mr. Carbone explained that he met with the Highway Department yesterday regarding the telephone pole on Scotland Road that is in the way of the proposed driveway. This requires the house to be moved approximately 5 feet further back on the lot. Mr. Carbone explained if he were to move the house closer to Main Street, the driveway would be closer to the intersection, which is not desired. This has yet to be reflected on the drawings.

Ms. Ouellette requested the installation of a faux corner board and a faux roof above the bulkhead on the garage. The dormer roof could be extended as well so it looks like a true dormer. This would make it appear as a colonial with an addition and would break up the appearance of the rear of the house. Mr. Carbone agreed to make all of these changes.

Ms. Ouellette added the peaks should have fascia boards to the peak on the garage view of the house with true, full returns. Mr. Carbone agreed to make this change, as well.

On the drawings, the windows in the front of the house have extra fascia board above the windows. Ms. Ouellette suggested this be carried over to both sides of the house. She noted this additional trim is also above the garage doors on the drawings. Ms. Prescott was concerned it may not be historically appropriate to add too much trim to the house. Ms. Ouellette prefers adding the additional trim on the sides of the house, not the rear, and other HDC members agreed. Mr. Carbone agreed to do this.

Ms. Ouellette confirmed the following changes with Mr. Carbone:

- Wide corner boards with vinyl siding
- Wide fascia boards to the peaks
- Returns on peak corners - Mr. Carbone requested guidance on the length of the return so he can ensure he is compliant. Mr. Coppelman stated it is Mr. Carbone's choice, and the HDC's role is to approve what he submits, not necessarily guide him. Mr. Carbone will work with his designer to come up with a length and update the drawings for HDC approval.
- Front door with divided side lights. Mr. Carbone also suggested the addition of top lights, but after a discussion, it was decided to only have the side lights as pictured. It was noted that the door itself has lights, as well.
- Six-over-six windows as shown with wide trim on the front and sides of the house
- Garage doors with wide trim on top with divided lights and the appearance of carriage doors with hinges/handles
- Lighting: Two sconces at the front door, 2 sconces at either side of the slider, and a sconce at the back door to the garage. The current drawing show one light between the 2 garage doors, but after a discussion, it was decided to have 3 sconces instead. Ms. Prescott stated the HDC will need to see pictures of all proposed lighting fixtures.
- Walkway from front door to garage - Mr. Carbone stated this will be covered in hot top, but after a discussion, he agreed to use pavers instead. Mr. Coppelman suggested a post lantern by the walkway might be helpful, and Ms. Prescott stated low lighting would work as well. Mr. Carbone is fine with either. Ms. Ouellette reminded Mr. Carbone about Dark Sky compliance.
- Front door painted colonial-type color - will stand out from rest of house per Mr. Carbone.
- Land will be graded up to the foundation - About 12-16 inches of foundation will be visible per Mr. Carbone, and plantings will screen the foundation.
- Square columns at front portico
- Stairs leading to the front door constructed of Trex, Fiberon, or equivalent composite type of product that will look like wood
- No gutters
- No shutters

Ms. Ouellette asked about camouflaging the septic candy cane. He plans to use shrubbery. The candy cane will be close to Scotland Road and will be visible. Mr. Carbone is not sure how tall it will be, but he will find out.

Per Mr. Carbone, there will be an in-ground propane tank. Once the foundation is in, the exact location will be determined with the propane company.

Per Mr. Carbone, the electrical hook-up will come from overhead power as it will be too much trouble to put it underground. He will utilize the pole off of Scotland Road. The electric provider may need to add a transformer, but that has not been determined at this time.

Ms. Prescott stated that the Highway Department approved the driveway placement on Scotland Road.

Mr. Carbone will keep the existing mature tree in front of the house.

Mr. Carbone explained it takes 8 weeks to get revised drawings. He requested conditional approval so he can order the plans. He will update the new plans with all the changes/updates discussed today including trim and windows. Mr. Carbone explained he wants to get the foundation in as soon as possible. He expressed a willingness to work with the HDC regarding lighting. Mr. Carbone stated he can give the updated plan to Robert Steward for his reference.

Ms. Morse stated the conditional approval requires Mr. Carbone to approach the HDC with any changes. There are multiple variables here for consideration. To assist with this, Ms. Alessio requested another meeting be setup in the interim to discuss any further changes and receive the missing information. This meeting was agreed upon and setup for Thursday, January 28, 2021, at 7 PM to discuss new plans, lighting, and walkway for an intended final approval.

Ms. Morse stated she sent out 14 informational letters to abutters, and Karen Olsen was one of the abutters who received this notice.

DISCUSSION OF 2021 CALENDAR

There are 2 dates in 2021 on which the HDC cannot hold their meeting on the 2nd Tuesday of the month, March and December. After discussion, it was decided that the alternate dates will be Wednesday, March 3rd at 7 PM and Wednesday, December 15th at 7 PM.

MM&S to adjourn at 8:39 PM. Ms. Morse 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

Prepared by: Marissa Federico