

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, May 11, 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

Members Absent: Ralph Murphy
Stanley Shalett

Other Attendees: Gerry Carbone
Susan Down

Ms. Prescott called the meeting to order at 7:07 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.

ELECTION OF OFFICERS:

MM&S: Mr. Coppelman nominated Ms. Prescott as Chair, seconded by Ms. Morse.

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

MM&S: Mr. Coppelman nominated Ms. Morse as Vice Chair, seconded by Ms. Prescott.

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

TOWN BOARD UPDATES:

HDC: Critical Correspondence: Ms. Prescott has no critical correspondence to discuss.

Acceptance of Minutes: Ms. Prescott asked for omissions, additions, and/or corrections to the transcribed Minutes of the meeting held on 1/12/21.

MM&S: *Mr. Coppelman moved to accept the minutes as written, seconded by Ms. Alessio.*

Ms. Prescott: Aye

Ms. Morse: Aye

Mr. Coppelman: Aye

Mr. Alessio: Aye

Ms. Ouellette: Aye

Ms. Prescott asked for omissions, additions, and/or corrections to the transcribed Minutes of the meeting held on 1/28/21.

MM&S: *Ms. Ouellette moved to accept the minutes as written, seconded by Ms. Alessio.*

Ms. Prescott: Aye

Ms. Morse: Aye

Mr. Coppelman: Aye

Mr. Alessio: Aye

Ms. Ouellette: Aye

Planning Board and CIP: Mr. Coppelman stated there is nothing pertaining to the HDC in particular. The PB did conditionally approve the warehouse facility on 125. He is following up with the Town Planner regarding CIP, not done yet but in progress.

In reviewing the minutes of a recent PB meeting, Ms. Ouellette noted there was a discussion about the usage of the Higgins Property. Mr. Coppelman stated that years ago, the property owner was given special permission to build a residence at the back of property with the condition that the historic portion will remain in place but is not to be used as a residential property. The historic portion of the property may now be in residential use, and this is being researched. Ms. Alessio added that the statute does not allow 2 homes on one property, and the BOS is also looking into this. There is the possibility of utilizing the historic portion of the property as a business.

Board of Selectmen: Ms. Alessio stated the BOS granted 3 barn easements: One on Main Street, one on Little River Road, and one for the Bakie Farm on 107A. She stated all 3 applications were approved but at different levels of relief.

She added that Mr. Chinburg did get a 6-month delay on the transfer of the former Seminary property. She does not believe the HDC will see him before September.

Ms. Ouellette asked if the owners of the Village Store property have approached the BOS, and Ms. Alessio stated they have not. This is not surprising with the high costs of labor and materials right now.

The BOS is working on digitizing their files, and a plan of action will be forthcoming.

Ms. Alessio stated the BOS has received numerous applications for the code enforcement officer position. The BOS are currently interviewing applicants.

Heritage Commission: Ms. Morse stated their projects are ongoing, including the stained glass renovation at the Nichols Building. The history book has progressed to the printers.

Zoning Board of Appeals: Ms. Alessio had no updates as the ZBA has not met since January.

SUSAN DOWN, 7 CHURCH STREET

CHIMNEY REPAIR

Ms. Prescott distributed the paperwork to all members prior to the meeting. She stated the application answered many of her questions, and she viewed the site prior to this meeting.

Ms. Downs explained that the chimney is separating from the house, and she was told by 3 masons that the chimney must come down. The cost to rebuild the chimney with bricks is prohibitive. She has a gas insert in her fireplace, but she does not want to box the stovepipe and cover it with siding. She wishes instead to maintain its historic appearance. She wishes to use brick veneer, which should look very close to what it looks like now.

Ms. Prescott agreed that this is a preferable plan to siding. Ms. Down stated she intends to match the existing brick color and will work with the contractor to do so.

Mr. Coppelman asked if the brick is installed in sheets or individually, and Ms. Down was not sure but thinks it may be individual bricks.

Virginia stated she has seen stone veneer that has looked very nice, so she believes the brick veneer would look nice as well. She asked Ms. Down who was hired as the contractor. Ms. Down confirmed she hired Adam Stickney of Artisan Masonry out of Kingston.

Ms. Morse concurred that she prefers the brick without white. She appreciated Ms. Down's commitment to maintaining the historic appearance of the home. Ms. Ouellette agreed.

As the project involves demolition and repair, there was a discussion regarding the appropriate fee for this project. It was agreed that the fee for the Certificate of Approval will be \$50.

MM&S: Mr. Coppelman moved to approve the application as presented with the understanding that the brick color will be as close as possible to the existing brick chimney. Seconded by Ms. Ouellette.

Roll call:

Ms. Prescott: Aye

Ms. Morse: Aye

Mr. Coppelman: Aye

Ms. Alessio: Aye

Ms. Ouellette: Aye

Ms. Morse stated she will get the Certificate of Approval to town hall this week so Ms. Down can pay and pick it up.

GERRY CARBONE, 129 MAIN STREET

NEW CONSTRUCTION - DELAY IN GARAGE DOOR AVAILABILITY

Ms. Prescott stated that the approved garage doors will not be available for 8-10 weeks, and Mr. Carbone wishes to choose a different garage door for approval. The new doors also have two sets of 4-over-4 windows on each door, and Mr. Carbone stated they will be available in 2 weeks. He provided Ms. Prescott with a brochure, but since members were having difficulty seeing the pictures in the brochure, Mr. Coppelman went on the manufacturer's website and shared his screen. They looked at various styles of doors, and the Board members shared with Mr. Carbone that the door should be white with two 4-over-4 lights with carriage-style hinges and hardware.

Ms. Ouellette asked if the hinges and door pulls will remain the same style as what was approved. Mr. Carbone stated they can be if the HDC prefers them.

Ms. Alessio stated an additional meeting can be held to approve the door. It was agreed that another meeting is scheduled for Thursday, 5/20/21, via Zoom to approve the new design for the garage doors.

DISCUSSION OF HDC PROJECTS

Sign Guidelines: Ms. Ouellette stated they already created draft sign guidance created by reviewing guidelines from other towns. Ms. Morse believes rather than discussing this document line-by-line, each member should review the existing sign ordinances, review the new draft document, and then discuss it.

Members agreed that no awnings will be allowed.

Mr. Coppelman clarified that these will be sign style guidelines to supplement the sign ordinances. Ms. Morse felt that the existing regulations and ordinances cover what is required and what is not allowed. This would just be additional guidance that will not require approval from the voters.

Ms. Prescott added that the inclusion of pictures would be helpful.

Members agreed that being in-person would help for this discussion and that further review can be done before this is formally discussed as a Board.

Ms. Prescott and Ms. Ouellette reviewed the town of Exeter's guidance and suggested that this might be helpful for other Board members to review.

Ms. Morse and Ms. Ouellette will work on this project.

Fencing and Shed Project: Ms. Prescott stated she is currently working on a fencing and shed project and will provide an update when available. Ms. Prescott will work on this project.

Properties with Home Businesses: Ms. Morse stated there are home businesses with multiple cars and/or equipment on the property. Ms. Alessio expressed that with the high number of home businesses, this is a sensitive issue that must be dealt with carefully. Ms. Morse stated there are regulations and ordinances to deal with these issues, but enforcement is an issue right now. Ms. Ouellette stated the integrity of the property should remain intact even if there is a business being run out of the home. Multiple Board members agreed that the aesthetics and character of properties can be affected by equipment and cars, especially those being visibly stored long-term on a property.

Meeting adjourned at 8:40 PM. Ms. Prescott declared the meeting adjourned, no objections.

Prepared by: Marissa Federico