

Town of Kingston, New Hampshire
Historic District Commission
Minutes of Meeting
December 10, 2013 –7:05 PM

Present: Virginia Morse (Chair), Charlotte Boutin (Vice Chair), Glenn Coppelman, Susan Prescott, George Korn (Board of Selectmen) and Stanley Shalett (non-voting) were present.

Absent: Stacey Smoyer was absent.

Minutes: Minutes from the November 12, 2013. Glenn Coppelman made a motion to approve the minutes. Charlotte Boutin 2nd the motion. All in Favor. No Opposed votes. Motion Carried.

Correspondence: Virginia Morse stated that she received a large packet containing a book by Dale Emily Arnold Whittemore. The book was made available for review by the members.

Board Updates:

CIP (Glenn Coppelman)- Glenn stated that the CIP committee met again on December 18th, 2013. He stated that they are in the final review of the material in preparation for the presentation to the Planning Board.

Planning Board (Glenn Coppelman)- Glenn stated that they are preparing to hold Public Hearings to review proposed Warrant Articles. He stated the information on the Bed and Breakfast proposed Warrant Article was well received and that the Planning Board will present the Warrant Article at the Public Hearing. Virginia noted that the Public Hearing regarding the Bed and Breakfast in HD1 will be held on December 17, 2013 beginning at 7:30. Virginia encouraged HDC members to attend.

Board of Selectmen (George Korn)- George stated that the Board of Selectmen received the Certified Local Government documents from the NH Preservation Alliance and that the Chair has signed and returned the state. There was discussion regarding the benefits of becoming a Certified Local Government.

New Business

Seminary Building- Charleton Swasey, Chairman of Trustees, stated that Mr. Sprague contacted him regarding plans or ideas that he had regarding the Seminary Building. Glenn Coppelman stated that he had also been contacted and that he advised Mr. Sprague to contact Virginia and others in the Town. Virginia stated that she was under the understanding that Mr. Sprague did tour the building and been in contact with the Superintendent's office but that there has not been any other contact. There was discussion regarding the history of the Seminary building and the involvement of the Trustees in the school district.

Richard Cote- Richard stated that he is interested in purchasing a property in the Historic District and would like information regarding the property and the HDC regulations. Virginia provided him with some history of the property. She stated that the HDC is interested in building being used and the center of town being occupied. She stated that the HD1 is a mixed use district and provided examples of the businesses within the district. She stated that the Regulations and Ordinances are listed on the website. She noted that the HDC rules on usage, appearance and signage. They discussed the appearance aspect in more detail. Richard stated that he hasn't

47 decided on what he would use the building for but that he was considering a General/ Hardware
48 Store. There was extensive discussion regarding Richard's potential plans for the building.
49 Virginia took Richard's contact information so that she could send him some historical
50 information regarding the property.

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52 **Preservation Projects-** Virginia stated that she had spoken to Deb Powers and that she would
53 update the HDC after the next Heritage Commission meetings regarding the status of the Grace
54 Daley Building. Virginia noted that they are also working on a L-chip grant application for the
55 Bandstand.

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57 **Kingston Chronicles-** Virginia stated that the Don Clarke story is ready to print as soon as the
58 newspaper has room available.

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60 **New Projects-** Evelyn Nathan project: Virginia stated that the project is almost complete.
61 Virginia stated that the money has been set aside by the Finance Director in case the funds need
62 to be encumbered. Virginia stated that her hope is for the slideshow to be presented to the HDC
63 at the next meeting.

64
65 **Signage-**

66 Family Thrift Store- Virginia stated that she was contacted regarding the title "Thrift Store"
67 being allowed for a second business in the town. There was discussion regarding the term "thrift"
68 being a generic, non-trademarked title. Virginia stated that the other complaint was regarding the
69 size of the sign allowed. Virginia said that the Community House Thrift Shop stated that they
70 were limited in the individual signage that they could use because of the joint signage used for
71 the building. There was discussion regarding the sign ordinances and how they pertain to both
72 individual signage and joint signage for a group of businesses in a plaza. Glenn reviewed the
73 Ordinances.

74 Glenn read the Ordinances and there was discussion regarding the HDC's understanding of the
75 Ordinances. They came to the agreement that the regulations for the sign "kiosk" is 6" X 4' per
76 unit in addition to the building signage allowed by the Building Signage Ordinance (24sqft).
77 Bucco's Restaurant- Virginia stated that the signage for the restaurant is now lit again. She asked
78 the Board of Selectmen representative, George Korn, for advisement on a course of action.
79 George stated that he must limit his involvement because of his relationship to the property
80 owner but that the Board of Selectmen could be notified of the infraction for them to address the
81 issue. Glenn Coppelman made a motion to authorize the HDC Chair to write a memo to the
82 Board of Selectmen regarding the issue. Susan Prescott 2nd the motion. George Korn abstained
83 from the vote. Motion Carried.

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85 There was discussion regarding obtaining Ordinance Books for the new members.

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87 **Town Report-** Virginia stated that she would write the Annual Report for the HDC's inclusion
88 in the Town Report.

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90 **A motion was made by George Korn to adjourn at 8:12 P.M. Charlotte Boutin 2nd the**
91 **motion. All in Favor. No Opposed. Meeting Adjourned.**
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Virginia Morse, chair