

**TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, July 13, 2021
Public Meeting**

Members Present:

Susan Prescott, Chair
Virginia Morse, Vice Chair
Electra Alessio, Board of Selectmen representative
Glenn Coppelman, Planning Board representative
Marissa Federico, Recording Secretary
Ralph Murphy
Madelynn Ouellette
Stanley Shallett

Other Attendees: Steve Briggs

Ms. Prescott called the meeting to order at 7:00 p.m.

TOWN BOARD UPDATES:

HDC: Critical Correspondence: Ms. Prescott had no critical correspondence to share.

Acceptance of Minutes: Ms. Prescott asked for omissions, additions, and/or corrections to the transcribed minutes of the meeting held on 6/8/21.

MM&S: *Mr. Coppelman moved to accept the minutes as written, seconded by Ms. Ouellette. All in favor, none opposed. Ms. Morse was not at the last meeting and therefore abstained.*

Planning Board and CIP: Mr. Coppelman stated there are no updates for the CIP.

For PB business, there was a letter from the owner of the new restaurant moving into the former space of Josiah's Restaurant. The PB recommended he contact the HDC regarding any potential changes to the exterior building and for signage.

Also, Melissa Burleigh is moving her business to the old Kingston Insurance building on the Plains. She was also encouraged to reach out to the HDC for any exterior changes and for signage.

Board of Selectmen: Ms. Alessio stated the BOS is working on the application for grant money available through the federal government due to the pandemic. The new code enforcement officer, Mike Rousseau, is now hired and working.

Zoning Board of Appeals: Ms. Alessio had no updates pertaining to the HDC.

Heritage Commission: Ms. Morse stated the HC has been very busy. The Kingston history book is now available.

STEVE BRIGGS, 52 LITTLE RIVER ROAD

DEMOLITION OF OLD PORCH, BUILD NEW FOUR-SEASON PORCH

Mr. Briggs wishes to take down the existing porch and rebuilt it. The depth will change from 8 feet to 10 feet. There will be windowsills underneath each window. The windows will be bigger at 9 over 9 and deeper. The porch will be white to match the existing front of the house. Mr. Briggs intends to rebuild the porch maintaining all existing detail. It will be built on the ground with footings to maintain the existing roofline. He explained the windows appear historically accurate although they are vinyl, not wood.

There was now a discussion regarding the addition of detail under the windows. Mr. Briggs intends to build something underneath each window, possibly a box created out of trim. He is going to wait until the new porch is completed before making that decision. Mr. Coppleman explained that a conditional approval can be provided pending further design information. Mr. Briggs added that there are gardens in front of that portion of the porch, so it will not be particularly exposed.

MM&S: Mr. Coppelman moved to approve the demolition of the existing porch and accept the design as proposed with the condition that the area between the bottom of the windows and the ground be left as shown on the drawings provided in the application. Any modifications will require additional approval by the HDC. Seconded by Mr. Ouellette. All In favor.

PROGRESS OF CONSTRUCTION OF NEW HOME AT 129 MAIN STREET

Ms. Ouellette provided an update on the new construction at this location. She noted the house is coming along well.

Ms. Prescott was contacted by the new owner of the home inquiring about fencing in the yard. She explained that although there is no fence ordinance, he will need to approach the HDC with a plan. Ms. Prescott will contact him to provide guidance in consideration of the high visibility of the home from the Plains.

Ms. Prescott shared that she researched fencing guidance from other towns and suggested that this topic be added to the design guidelines. Per Robert Steward, for any project including fencing, sheds, etc. requiring a building permit, he will steer homeowners to the HDC. The new code enforcement officer will hopefully support this effort. Ms. Morse suggested that Glenn Greenwood be contacted regarding whether the addition of these guidelines would need to go to the voters. Mr. Coppelman felt this could be added to the regulations as guidance and referred to Ordinance 102.9, Guidelines, which gives the HDC broad discretion in decision making.

The issue of sheds was discussed, especially with the availability of pre-manufactured sheds that could be considered temporary structures without a permanent footing. They are being widely used in the Districts.

There is a potential issue that the new owner of the home stated that the address is 2 Scotland Road, not a Main Street address as anticipated. This will be researched.

DISCUSSION OF HDC PROJECTS

Ms. Morse has been working on signage guidance. The Ordinance is very specific, but style, material, lighting, etc. can be further elucidated in a guidance document.

Meeting adjourned at 7:54 PM. Ms. Prescott declared the meeting adjourned, no objections.