

**TOWN OF KINGSTON, NEW HAMPSHIRE**  
**HISTORIC DISTRICT COMMISSION**  
**Tuesday, August 10, 2021**  
**Public Meeting**

**Members Present:**

Susan Prescott, Chair  
Virginia Morse, Vice Chair  
Glenn Coppelman, Planning Board representative  
Marissa Federico, Recording Secretary  
Madelynn Ouellette

**Members Absent:**

Electra Alessio, Board of Selectmen representative  
Ralph Murphy  
Stanley Shalett

**Other Attendees:**

Jemima Chapman, Program Director, Kingston Children's Center  
Courtney Hewett, Board of Directors, Kingston Children's Center

Ms. Prescott called the meeting to order at 7:05 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 7/13/21. Ms. Ouellette had two corrections: (1) On page 2, in reference to the update on the construction of the new home by Mr. Carbone, the house was missing a key piece of trim in the back of the house; Ms. Prescott contacted him regarding this. (2) On page 2, regarding the renovation of the porch on the Brigg's home, the motion was seconded by Ms. Ouellette. Ms. Morse had one correction as well, adding Ms. Ouellette as her partner for the sign project.

***MM&S: Mr. Coppelman moved to accept the minutes as amended, seconded by Ms. Ouellette. All in favor, none opposed.***

All American Assisted Living: Ms. Morse also brought up that All American Assisted Living is not mowing its lawn. She noted this came up in the recent Heritage Commission meeting as well. She added that they also did not honor their plan to hide the septic vent pipes (i.e. "candy canes"). Ms. Prescott will follow up on these issues.

**Planning Board and CIP:** Mr. Coppelman reported the CIP for 2021-2026 is done. The PB will take it up for adoption at the next meeting. Notices will be sent out soon to town departments for the next CIP update.

Ms. Prescott asked about the recent PB notice regarding permitting for the new restaurant, Benson's Café, in the former Josiah's Restaurant location. The owner has not reached out to the HDC regarding changes to signage. Ms. Prescott will contact him.

**Board of Selectmen:** Mr. Coppelman shared that the Code Enforcement Officer left his position already.

**Zoning Board of Appeals:** No updates as Ms. Alessio was absent.

**Heritage Commission:** Ms. Morse shared the HC is continuing to work on getting the Plains Cemetery added to the National Register. They are also working on applying for a grant for the renovation of the Grace Daley barn; Bill Campbell did the barn assessment as part of that project. The stained-glass window restoration project is now underway and will require fundraising. Ms. Morse asked about the possibility of utilizing grant funding received by the state of NH from the federal government; Mr. Coppelman thought the usage of these funds may be broadly defined, but he is not sure of the exact details. Ms. Morse added that the HC is working on a 79-D application for preservation easements. Also, the HC is working on photographing homes that are aging in the Districts and doing research on them for historical reference.

**JEMIMA CHAPMAN, PROGRAM DIRECTOR**  
**COURTNEY HEWETT, BOARD OF DIRECTORS**  
**KINGSTON CHILDREN'S CENTER, 12 CHURCH STREET**  
**REPLACE ASPHALT ROOF WITH METAL ROOF**

The applicants are looking to remove the existing asphalt shingles, repair the plywood, and install metal roofing. The property has vinyl siding and wood trim. All trim will remain intact. The 2 existing layers of asphalt will be removed and plywood replaced as needed. Ms. Chapman stated the cost of upkeep and low maintenance, especially in the winter, were contributing factors in deciding upon a metal roof rather than asphalt. There will be 2 guards to prevent the snow from sliding off in front of the front entrance. The kids enter and exit the play yard from a covered porch area, which will protect them from snow and ice slipping off the roof.

Mr. Coppelman asked if there are any other metal roofs in the area. Ms. Chapman stated there are, and Ms. Morse stated there are 2 that she knows of for residences, but the entire roofs of these structure are not fully done with metal.

There were concerns raised regarding the slippage of ice and snow from metal roofs, which tends to come down all at once and with force. Ms. Chapman stated the guards will maintain safety.

Ms. Morse researched this building's history and read a historical description of the property. This structure was formerly a Methodist church dating to 1899.

Ms. Prescott added that this is a commercial property, not residential. She added that metal roofing was common historically, although Mr. Coppelman added that is more common in rural areas, not necessarily in the center of town.

Ms. Ouellette feels since there is not a lot of detail to the front of this building, a metal roof will make the building appear to be a barn.

Ms. Morse added that solar panels are not historic in appearance, either.

Ms. Prescott asked if the applicants' BOD would be amenable to reviewing this plan to utilize asphalt rather than metal. Ms. Chapman said this is possible if it is voted down by the HDC. Ms. Hewett stated that metal is preferred due to maintenance issues considering the large expanse of roof. She added that this building does

not appear as historically designed as a church. However, if the HDC votes no, they would reconsider. She stated this was thoroughly discussed by the BOD before deciding on metal.

Ms. Morse asked about whether there is a chimney, and Ms. Chapman confirmed the chimney is on the side of the building near the old Carriage Town News property. That would break up the roof on that side of the property.

Ms. Chapman asked if color is an issue, and multiple members said it is not.

Ms. Chapman asked if metal shingles with the appearance of slate are possible. After a discussion, it may be entertained depending upon the appearance. They brought metal roof shingle-appearing samples for HDC review. After reviewing the samples, Ms. Ouellette still preferred asphalt but preferred a standing-seam metal roof over metal shingles.

**MM&S: *Mr. Coppelman moved to deny the application as submitted. Seconded by Ms. Morse. All In favor.***

Mr. Coppelman shared his primary reason for the denial is that a metal roof does not keep in character with the district. HD1 is more of a village setting as opposed to a country setting. Ms. Ouellette thought it might look too much like a barn.

**MM&S: *Ms. Morse moved to approve the slate-appearing metal shingles. This motion was not seconded.***

Ms. Chapman asked if HDC approval will be needed for the approval of asphalt shingles. Mr. Coppelman clarified that replacement of the roof is considered maintenance/repair and thus does not require a new application. Ms. Morse will let the building inspector know that this is now a repair project that does not require HDC approval.

There was a discussion about the appeal process in the event the applicants desire to repeal this decision. According to Ordinances 102.10, they may appeal to the ZBA. The HDC must supply the applicant and the ZBA with a letter citing the reasons for denial. Ms. Morse suggested that the possibility and process of appeal should be included in this letter for the applicant. The letter should include the aforementioned reasons for denial as well as the appeal process.

**JONATHAN AND ASHLEY PINETTE, OWNERS**  
**NORTHEAST COLLABORATIVE SCHOOL OF DENTAL ASSISTING**  
**1 CHASE STREET**

The applicants could not attend this meeting, but Ms. Prescott did speak to them regarding this application.

There is a new owner of this business, and there is a proposed change of signage. Mr. Coppelman noted the signage details submitted with the HDC application are very thorough. The sign design will change slightly, but the location is the same. There was a discussion of the application and the design presented in the application, which is very similar to the existing signage.

**MM&S: *Ms. Morse moved to approve the new signage per the specification sheet from Summit Signs. The signs must remain in their current location, and the applicant must pay the \$25 permit fee. Ms. Ouellette seconded. All in favor.***

**CONSTRUCTION AT 129 MAIN STREET  
NEW HOUSE ADDRESS**

Ms. Prescott confirmed that the address of this new construction will be Scotland Road, not Main Street, due to the direction of the driveway.

**DISCUSSION OF HDC BUDGET FOR 2022**

Ms. Morse prepared the budget for 2021. She is waiting for some numbers from Cindy. There was a discussion of various budget items and where savings can be gained in the budget when preparing for the 2022 budget season. She noted postage costs have gone down due to process changes. Mr. Coppelman asked about matching grants utilized by the PB in the budget process; Ms. Morse thought the HDC may have utilized these in the past. She hopes the HDC can contribute to the restoration of the stained-glass windows in the Nichols building. The cost of the NH Preservation Alliance publication is included, and they should not need as many copies of the annual land use book as it is expensive. Ms. Ouellette asked about the possibility of adding sidewalks on the Plains; this is on hold per Ms. Morse and Mr. Coppelman pending the plans for the former Seminary building, and Mr. Chinberg has not contacted the HDC yet regarding this project.

**OTHER ITEMS OF NOTE**

- The owner of Rick's Café plans to replace the deck with Trex. The application has yet to be submitted, but Ms. Prescott has already discussed this with the applicant.
- The possibility of a mask mandate at HDC meetings was discussed. There is no outstanding emergency order at this time, and therefore, masks will not be mandated.

**Meeting adjourned at 8:48 PM.** Ms. Prescott declared the meeting adjourned, no objections.