

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, October 12, 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
Stanley Shalett

Members Absent:

Madelynn Ouellette

Other Attendees:

Heidi Corson, Down to Earth Garden Shop
Karen Straub
Tom Deschuytner, United Home Experts

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 9/14/21. Ms. Prescott had one correction: At the bottom of page 2, the minutes incorrectly state Mr. Wilson; it should be Mr. Murphy instead. ***MM&S: Ms. Alessio moved to accept the minutes as amended. Seconded by Mr. Coppelman. All in favor.***

Other Business: As requested, Melissa Burleigh dropped off a sample of the closed-cell PVC material to be used for her new sign. Ms. Prescott passed that sample around to members.

In reference to the window decals for the new Benson's Café, Bob Meade remeasured the windows, and his decals were oversized. He is going to talk with Salem Signs to create the appropriate-sized decals.

Planning Board and CIP: Mr. Coppelman had nothing to report from the PB. Each town department has received a notice from the CIP to begin the next process.

Board of Selectmen: Ms. Alessio stated the admin for the Highway Department has been hired, and interviews are ongoing for the code enforcement officer position.

There is one issue to be clarified regarding the new house being built in HD1. There is confusion on the address of this new house, either 2 Scotland Road or 129 Main Street. Tori Dobrowolski, the assessor, needs to know

the correct address in preparation for the sale of the home. Ms. Morse talked to Tori in the past about this and will reach out to her again.

Zoning Board of Appeals: Ms. Alessio stated they will be meeting again to discuss two upcoming projects.

Heritage Commission: Ms. Morse stated the project to capture documentation of historic homes is still underway. They are also in the process of reviewing their ordinances and regulations to ensure they are up-to-date and accurate. The meeting for the stained glass restoration project has not occurred yet.

HEIDI CORSON, DOWN TO EARTH GARDEN SHOP, 167 MAIN STREET
NEW SIGNAGE AT NEW SPACE AT 160 MAIN STREET, UNIT F

Ms. Corson owns the Down to Earth Garden Shop at 167 Main Street. She is planning on teaching classes at Melissa Burleigh's previous space at 160 Main Street. She explained the current classroom is in the middle section of the building, but it interrupts the flow of customers throughout her space.

The planned sign is consistent with existing signage. The size is 96 x 36 inches and will be made of aluminum composite. It will be green to match the color of the existing signage at this plaza. She does not plan on utilizing window decals. There are no exterior changes other than the proposed sign.

Ms. Corson requested the usage of a temporary sign occasionally if there is an ongoing class and assured the Commission that it will be taken down each night. Various members stated this was acceptable.

Mr. Coppelman stated the PB approved this project already and has no objections.

MM&S: Ms. Morse moved to accept the application as submitted with the details described above. Seconded by Mr. Coppelman. All In favor.

Ms. Prescott and Ms. Morse explained the HDC sign ordinance to Ms. Corson. Mr. Coppelman provided the specific reference to Ordinance 102.6.

Mr. Coppelman then informed Ms. Corson about the process moving forward now that the Certificate of Approval has been granted.

KAREN STRAUB, 132 MAIN STREET
REPLACE HOUSE SIDING AND TRIM

The contractor, Tom Deschuytner of United Home Experts, was also present and brought multiple samples of all materials to be approved.

Ms. Straub explained that the cost of installing wood siding was prohibitive. After contacting United Home Experts, Tom recommended GorillaPlank, which resembles wood. Tom confirmed the trim will be made of PVC and Fypon. The trim will all be white, and the siding may be white or antique ivory. The house will be stripped down to sheathing before the new products are installed. There is one small stretch of gutter that will be replaced. The new vents will be the same size and in the same location. The roof does not need to be replaced as it was done 5 years ago. No window work is proposed.

Mr. Coppelman requested confirmation that all existing details including trim work will be maintained exactly as they appear today. Both Tom and Karen confirmed all trim detail will be replicated in exact detail.

Multiple members stated they liked the proposed products and agreed they are a good alternative to vinyl and look very much like wood.

MM&S: *Mr. Coppelman made a motion to accept the application as submitted including all detail to be replaced in kind. Ms. Alessio seconded. All in agreement.*

Ms. Morse informed Tom and Karen about the process moving forward now that the Certificate of Approval has been granted.

Ms. Prescott adjourned the meeting at 7:56 PM.