

Town of Kingston, New Hampshire  
Historic District Commission  
Minutes of Meeting  
August 14th -7:05PM

**Present:** Virginia Morse, Charlotte Boutin, John Flanders, Glenn Coppelman (Planning Board Representative), George Korn (Board of Selectmen Representative), Stanley Shalett (Non-voting Alternate)

**Absent:** Judy Rubin, Ralph Murphy

**Minutes:** Minutes from the July. John Flanders made a motion to accept the July Minutes. Glenn Coppelman 2<sup>nd</sup> the Motion. All in Favor. Virginia Morse Abstained because she was absent from the July meeting. No Opposed. Motion to accept July Minutes carried.

**Correspondence:**

None. Virginia Morse noted that the HDC has renewed the membership with the NH Preservation Society.

**Board Updates:**

Planning Board and CIP Representative, Glenn Coppelman: Glenn said that the Planning Board is continuing to work with the Diamond Oakes Golf Club. On Saturday there will be a public site walk at 9 at the business of Wicked CAS on Rt125. The site walk has been planned in response to research being done involving increased noise from new equipment that the business is using. The Planning Board is continuing to work on updating the Master Plan. The CIP committee will be meeting shortly to review submissions from the departments.

Virginia Morse addressed the current project regarding the Nichol's Memorial Library building and the Historical Society. She noted that the Historical Society and the Library Trustees have taken lead on the project and therefore it would not be actively pursued by the HDC at this time.

Board of Selectmen, George Korn: In July, the Library Trustees proposed an LCHIP grant which requires matching funds. They proposed the grant for improving the Nichol's property. The Board of Selectmen agreed to support the application for the grant and would make every effort to find the matching funds if the grant were approved. George also noted that there was discussion regarding the sign at the new library.

**New Business:**

Peter Speliotis, home owner at 125 Main Street, and Heather Fournier from Revision Energy appeared before the HDC to present a solar electric system which requires roof panels. Glenn Coppelman noted that he is a customer of Revision Energy and asked if he should recuse himself from the discussion. George Korn stated that he didn't see any issue with Glenn continuing as an HDC member throughout the discussion. Virginia echoed his sentiment. The HDC was polled and came to an agreement that Glenn proceed as usual. Heather distributed pictures to the HDC of what the proposed project would look like. She explained the benefits of the system both economically and environmentally. She explained that there would be 22 black panels flush

47 mounted to the existing roof. She stated the roof would not be altered. Virginia stated that the  
48 portion of the roof that would be affected is not facing the street; she added that travelers from  
49 the South would be able to see a portion of it. Glenn Coppelman read item 1201.1E Design  
50 Considerations to the group which addresses the placement of such panels. The group discussed  
51 the placement of the panels in relation to the street. There was discussion regarding the history of  
52 the property. Virginia stated that she felt that it would have a minimal impact on the property  
53 visually. Glenn Coppelman asked if they had considered the all black panels for this property.  
54 Heather stated that it was not an appropriate decision economically for the home owner. George  
55 Korn made a motion to approve the application to install the panels. John Flanders 2nd the  
56 motion All in Favor. No Opposed. Motion Carried.

57 The HDC reviewed the application from Ted McCormick regarding the installation of a clay  
58 oven on Main Street. The original application included a pavilion but they have amended the  
59 application to include only the oven. Virginia Morse stated that she was unsure as to whether or  
60 not it would require a permit from the HDC. Ted distributed pictures of what they would like to  
61 build, a scaled drawing of the house and the location of the oven, pictures of the materials that  
62 will be used and the view of the project from the street. Ted stated that this is an oven for  
63 personal use only. Glenn Coppelman asked whether or not the Fire Department has been notified  
64 of the project and suggested that Ted contact them. There was discussion regarding whether or  
65 not this project needed approval of the HDC. Glenn Coppelman made a motion to approve the  
66 application as presented. Charlotte Boutin 2nd the motion. All in favor. No Opposed. Motion  
67 Carried.

68 Russell Prescott appeared as a followup to the site walk done at his property discussed at the July  
69 meeting. Russell presented drawings of the property and the proposed changes. The HDC  
70 members reviewed the handouts in great detail. Russell Prescott discussed the reason for altering  
71 the placement of chimneys in the home. The 2 chimneys will be removed and an external  
72 chimney will be built. He stated that the chimneys were in need of repair and that their existing  
73 placement in the house did not make sense for their respective rooms. Glenn Coppelman  
74 clarified that the application before the HDC is to make modifications to one of the side portions  
75 and the addition of the external chimney. The Commission was in agreement. George Korn made  
76 a motion to approve the application as presented. John Flanders 2nd the motion. All in Favor. No  
77 Opposed. Motion Carried.

78  
79 Ordinances- Virginia Morse noted that Mark Cyrulk is the new owner of the Kingston Country  
80 Store. She stated that he received a letter from the Planning Board stating that he needed to  
81 comply with the town ordinances. Mark has been removing the internally lit signs at the business  
82 to comply with the ordinance. Virginia Morse noted that there are other businesses in the area  
83 that are not in compliance with this ordinance and that it is unfair to selectively enforce the  
84 ordinances. George Korn suggested that the HDC bring the issue to the attention of the Board of  
85 Selectmen for them to enforce. The second item that she noted was the ordinance pertaining to  
86 the percentage of window space covered. Virginia stated that she would write a letter to the  
87 Board of Selectmen outlining the ordinances as well as the business that have been noticed not to  
88 be in compliance. Virginia Morse stated that Judy Rubin had spoken to the owner of The Right  
89 Cut regarding her sign. She told Judy that the flag is used as an Open sign which happens to have  
90 the business name on it. The HDC agreed that an open flag is within the allowed within the  
91 parameters of the ordinance. Virginia addressed the issue of Temporary Signage and the HDC  
92 discussed the definition. The Kingston Country Store was once again addressed, it was noted that

93 his temporary sign has been up for more than the 30 days allowed. Melissa Mooradian was  
94 contacted regarding her missing application and fee for her signage. She has been contacted via  
95 letter with no response. Virginia stated that she will contact her via phone.

96  
97 Budget- Some items for expenditures that were mentioned include signage, reference books,  
98 dues, postage, legal ads, administrative, matching grants, seminars and events like the Remember  
99 When gathering.

100  
101 Remember When- The HDC started preliminary planning for another event. The members  
102 discussed the format, locations, the invitations, dates and times. The HDC discussed holding the  
103 gathering at the new library in one of the conference rooms on Sunday afternoon, October 21.  
104 Glenn Coppelman suggested Social Activities and Recreation, Municipal activity Public Service,  
105 Road Building, Building Maintenance and Town activities as possible themes.

106  
107 Chronicles- Virginia stated that she thought that the Grist Mill article might be ready to print.

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109 **Public Comment:** none

110 **Old Business:** none

111  
112 **A motion was made by John Flanders to adjourn at 9:04 P.M.**

113 **Charlotte Boutin 2nd the motion. All in Favor. No Opposed. Meeting Adjourned.**