

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, May 31, 2022
Public Meeting

Members Present:

Susan Prescott, Chair
Virginia Morse, Vice Chair
Glenn Coppelman, Planning Board representative
Marissa Federico, Recording Secretary
Madelynn Ouellette
Stanley Shalett
Kevin St. James, Board of Selectmen representative

Other Attendees:

Paul Goodwin, Senior Development Manager, Chinburg Properties
Margaret Bean
Jef Flanders-MacDougall
Steve Sousa
Brian Woodworth

Susan called the meeting to order at 7:03 p.m.

TOWN BOARD UPDATES:

HDC: Acceptance of Minutes: Susan asked for omissions, additions, and/or corrections to the transcribed minutes of the meeting held on 2/8/22 and 4/12/22.

- **MM&S:** Glenn moved to accept the minutes from the meeting held on 2/8/22 as written, seconded by Madelynn. All in favor, one abstention (Kevin).
- **MM&S:** Glenn moved to accept the minutes from the meeting held on 4/12/22 as written, seconded by Madelynn. All in favor, one abstention (Kevin).

Planning Board and CIP: Glenn did not have any updates relating to the Historic District.

Board of Selectmen: Kevin had no updates relating to the Historic District.

Zoning Board of Appeals: There was no representative from the ZBA present at the meeting. After a discussion, it was decided that there is no ex officio requirement to have a member of the ZBA attend HDC meetings.

Heritage Commission: As April is National Volunteer Appreciation Month, Virginia read a statement written by Ernie Landry regarding the tremendous progress the Heritage Commission has made with a small, dedicated group of volunteers to recognize and preserve the town's historic resources.

PAUL GOODWIN, CHINBURG ASSOCIATES
INFORMATIONAL SESSION
SANBORN SEMINARY PROPERTY

Paul distributed a packet to meeting attendees. He also brought samples of materials.

Apartment building development:

- *Materials:* Paul stated the materials are similar to those proposed at the last discussion regarding single-family homes. Members agreed that shingles are preferred over the vertical siding appearing in the drawings. Paul will update this.
- *Septic:* Test pits for the septic system have already been drilled for the multi-family development. This is still in progress and may have an impact on the project's scale. More information will be available when these results are back. There was a question about the possibility of a raised septic area. Paul is unsure if this will be required, but if so, the raised area will be integrated into the landscaping. Paul is aware that the septic vents will need to be disguised. He also stated there will be one septic field for the entire campus. He confirmed that there will be approximately 85 apartment units in total (70 multi-family, 15 Seminary).
- *Color scheme:* Paul updated the color scheme based on feedback at the last meeting. Color samples for siding were reviewed and discussed; the palate is now gray clapboard and colonial white trim with dark gray accent shingles with some white accents as well. It was agreed that the gray ties in well with the Seminary building. Madelynn suggested the dark gray be used on the ground floor with light gray being used for the next 2 floors and the darker accent color on the 3rd floor with white trim. Paul agreed to have a rendering made for this color scheme. Madelynn also suggested a peaked roof for the entryway rather than a flat one to remain consistent with the Seminary building and the gym, but Paul did not prefer this design, and Susan and Virginia felt there were already many peaks in this design. The roof will be slate-colored.

Single-family homes: Five homes are planned. These will be condos. Chinburg has a management company who will manage this property. These houses will partially obscure the new apartment building.

Seminary building renovation:

- *Renovations:* Paul stated they intend to demolish the fire escapes and restore all masonry and windows. They intend to maintain the slate roof, but if this cannot be done, the roof will be replaced with asphalt shingles. This is a 79-E project, but Paul believes the agreement covers the replication of the roof in the event that slate cannot be maintained. Ornamental iron will be removed, restored, and re-installed. Gutters will be maintained and restored. The goal is to look refreshed but unchanged.
- *Historical considerations:* Madelynn noted that the Seminary building is on the National Register and as such may have unique federal regulations that must be followed.

Landscaping: Paul stated the landscaping plans are being made, and an update will be available hopefully at the next meeting.

Paul will attend the meeting on 6/14/22 to review the project details and obtain feedback.

PUBLIC COMMENTS:

Brian Woodworth, 174 Main Street

Brian expressed many concerns about this project. He disputed the details of the land swap with the town of Newton, specifically the agreement between the school systems of Kingston and Newton. He disputed the sale of the land to Chinburg Associates. He believes this project is not in keeping with the character of the district. He noted that this project originally called for repurposing of the existing buildings but has now changed to demolition and rebuilding. He is concerned about the effects this project will have on his well. Virginia explained that these concerns are not under the jurisdiction of the HDC and should be discussed with the BOS and the school board. Kevin explained that the BOS approved the 79-E, and this project is moving forward with the approval of the voters and with the assistance of a separate committee. Kevin encouraged Brian to attend a BOS meeting to discuss his concerns.

Steve Sousa

Steve requested clarification regarding how many floors the apartment building will have. Susan explained there are garden apartments in the sunken area plus 3 floors of apartments. Paul concurred with this statement.

Jef Flanders-MacDougall, 171 Main Street

Jef stated the horizontal-oriented windows on third floor do not appear in any other homes in the District and felt this appears too modern. Paul agreed to research using vertical rather than horizontal windows. She questioned the divided lights, and Paul confirmed all windows should be 6-over-6. She expressed also that this project is not in keeping with the character of the District and inquired about the number of trees that are to be planted to assist in blocking the view of this development. Paul stated the drawing only shows existing trees, not the planned landscaping as part of this project.

Margaret Bean, 44 Tucker Road

She expressed concern about the planned lighting for this large-scale project. Susan stated a lighting plan will be submitted with the formal application. Glenn explained that if/when the HDC approves this project, it will head to the PB as well for review/approval. Paul stated he intends to adhere to Dark Sky guidelines. Margaret also inquired about the landscaping plan and recommended the use of native plants. Paul concurred that this is the plan. Susan recommended that Margaret write up a statement to assist Paul in developing the landscaping plan. Susan offered to facilitate this communication.

NEW APPLICANT: REQUEST FOR HISTORICAL PHOTOS OF A HOME IN THE DISTRICT

There is a new owner of the home located at 159 Main Street. The new homeowner requested historical photographs of her home to assist in the planned repairs/renovations. Virginia has this information and will follow up with the homeowner.

WEBSITE UPDATE

Madelynn assisted with the website update. She requested assistance from Virginia regarding some information she wished to put up on the website, and Virginia confirmed this is already in progress with the assistance of Caitlin.

MM&S: Virginia moved to adjourn the meeting at 8:16 p.m., seconded by Madelynn.