

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, August 9, 2022
Public Meeting

Members Present:

Susan Prescott, Chair
Virginia Morse, Vice Chair
Glenn Coppelman, Planning Board representative
Kevin St. James, Board of Selectmen representative
Stanley Shalett

Member Absent: Madelynn Ouellette

Other Attendees: Marissa Federico, Recording Secretary
John Falcone
Karen Falcone
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 6/14/22. **MM&S:** Glenn moved to accept the minutes as written, seconded by Virginia. All in favor.

Critical Correspondence: The New Hampshire Municipal Association (NHMA) is holding training on HB1661 relative to land use boards. Susan and Virginia plan to attend this online session on 8/10/22. Glenn noted that there is a provision in this bill regarding the publication of applicant fees.

Planning Board and CIP: Glenn advised there is nothing pertaining to HDC.

Board of Selectmen: Kevin advised there is nothing pertaining to HDC.

Heritage Commission: Virginia was not at the last meeting, but she noted she has been working with the HC regarding the design of plaques for town-owned properties that are on the National Register. Private properties on the Register have been notified as well and are considering their options. A celebration is being planned but is on hold at this time to prepare the cemetery grounds. Virginia is also working with the HC to provide historical information on properties in town.

KAREN AND JOHN FALCONE, 140 AND 140A MAIN STREET
RENOVATION OF IN-LAW APARTMENT ADDITION AND ADDITION OF 2-CAR GARAGE

Karen and John Falcone submitted an application regarding the renovation and addition to the home at 140 and 140A Main Street. Their son and his family live in the house, and they would like to move into the existing ADU that is part of the house. The living space in the ADU will be single story. The existing ADU consists of 2 small bedrooms and was built in 1988 with dimensions of 12x20. They hope to increase the size of this ADU to 16x20, bringing the ADU's width to be even with that of the house. The ADU built in 1988 will be demolished. They also hope to add a 2-car garage in the rear of the property for their cars as well as their beehives. As the home is angled on the lot, the addition and the garage will be difficult to see from Main Street. The plan is to begin construction in late winter and finish by the spring to coincide with the beekeeping season. There will be no impact to the septic design as 2 bedrooms are being removed as part of this renovation. The main home will remain the same. The landscaping will be cleaned up as well. They will ensure that the window size in the bedroom complies with egress regulations for fire safety. The application also provided pictures of the proposed outdoor lighting, which differs from that on the house; the specific lights chosen come in multiple sizes for placement on the garage and the ADU.

There are 2 aspects of this project:

1. *Addition:* The front of the existing ADU will not be changed other than the door. The application included pictures of the desired door and storm door to be installed. They plan on removing the existing front door on the ADU and restoring it for display inside the home. The peak of the addition will be centered between the existing windows on the home. Karen submitted two plans, but only one plan was agreed to be viable. All elevations will remain the same, and the new ADU will match existing elevations. The siding, windows, and roof will match those of the house. As there are various sizes of windows in the house, the size of the existing window next to the front door of the ADU will be utilized throughout the new ADU, 33x55 with 6-over-6 mullions. Regarding door design for the ADU, Karen prefers a design that differs from the existing front door on the house, which is a 6-panel door; she hopes to install a wooden paneled door with lites. Both doors will be the same color.
2. *Garage:* The garage will be in the rear of the home and will be largely obscured, although the extension of the driveway will open up the area to a degree. There will be no windows in the garage, but the garage doors will have lites. There will be motion-sensored lights in the back of the home. The applicants are aware of the need for Dark Sky compliance for exterior lighting. The garage will be built on a slab due to the weight of the beehives.

Virginia noted the detail in the trim around the home, and Karen stated this detail will be maintained on the ADU but cannot be maintained on the garage due to the way it attaches to the house.

Glenn also brought attention to the town's ADU Ordinance (article 206). As this plan alters the footprint of the existing ADU, this project will need to be brought to the Planning Board for approval. She is aware of this requirement and will apply for their approval once approval is received from the HDC. Karen noted that she already calculated the square footage of the proposed new ADU, and it complies with the Ordinance.

Glenn explained that HDC approval expires after 2 years. Due to the difficulty in obtaining building supplies in the current economic environment, if needed, the applicants can apply for an extension of their Certificate of Approval from the HDC.

MM&S: Glenn made a motion to accept the proposal to demolish the existing ADU built in 1988, 12x20. Virginia seconded. All in favor.

MM&S: Glenn made a motion to grant approval for the new construction and modifications as proposed in the application and as discussed in tonight's meeting on the condition that this project be brought to the Planning Board for a Conditional Use Permit. Kevin seconded. All in agreement.

The fees were discussed with the applicants, and a check was written and submitted at the meeting.

COMPLETION OF RESTORATION OF GRIST MILL

Susan stated that the restoration of the grist mill on her property is almost finished, and the mill will be safe and open for visitors. The barn work has been completed. She will notify the Heritage Commission.

The meeting was adjourned at 8:06 p.m.

>>These minutes were voted as final without amendment on 10/11/22<<