

Historic District Commission  
Town Hall, Room 121  
Meeting Minutes, 26 January 2016

Meeting called to order at 7:30 PM. Attending: Fran Arsenault (FA), Ron Regan (RR), Anita Rogers (AR), David Honn (DH), David Shoemaker (DS; note-taker); not present Chingsung Chang (CC, Selectmen Representative), and David Foley (DF)

Citizens: None present

Move to approve Jan 12 Minutes; accepted unanimously

7:33pm      Citizens Questions: None

7:34      Discussed the 2015 Town Report from the HDC. Discussed committee membership; will place on agenda for the next meeting. HDC CPC application discussed, where the zoning initiative of Scott Kutil was explained, and the fact that the HDC needs to have some professional help to pull that together.

7:45      85 School St Garage: David Honn recuses himself. AR leads discussion, RR introduces the topic. Applicants note that they need storage, and space for cars. Would not be attached. Applicant plans to self-build the garage. Upstairs will have a screen porch on top of the garage. Garage is planned to be taller than the house. Applicants want to have the house bigger/taller. AR: purpose of district is to have a coherent composition. Want a similar personality to all the buildings. The garage doors, for instance, should appear that they are contemporaneous. Exterior stairs are planned for access to the porch and the storage space. DHS: some drawings would be helpful. AR: there are also restrictions from the Building department that must be observed. Also some practical dimensions may not work as described. An alternative would be to either extend to the back, or to join to the house, as ways of increasing storage space without exceeding the height of the house. Attached garages would be appropriate for this character of 'ranch house'. Resale value can also be increased in this way. The roof pitch is an important feature to echo from the house. AR notes that

a discussion with an engineer could be helpful – and necessary if engineered lumber is used in the construction. The applicant describes a pre-fabricated ‘kit’ which the applicants would imitate with standard dimensional lumber (FYI: Dimensional lumber refers to stock cut sizes from trees as opposed to engineered lumber which is manufactured to a certain size – using engineered lumber kicks in a bldg dept requirement that there be calculations from an engineer). The HDC advises a meeting with the Building Department to make some practical concerns more concrete, e.g., foundation.

DH rejoins.

8:22 104 Main Street Renovation: Applicant describes the house in current condition; has structural issues, and potential leaks in the roof. The original chimney is in the middle of opened living space, and is in poor condition. Other chimneys are newer.

DH: **Site plan discussion**; discussion of HDC jurisdiction. Cobblestone at level of grass is not in HDC jurisdiction. Stone walls on town property are tough; next door succeeded, and the HDC finds a wall appropriate and would support a request to the Town for an exception. AR reminds the Applicant that if the HDC cannot see an element from the road of reference, it is not in the HDC jurisdiction. **Garage**: prefer separate doors and two openings; but the opening may not suffice to allow that. We prefer no fake hardware or at least no hardware that is incompatible with the appearance of the door. DHS notes that the door need not be changed – so perhaps can be delayed. DH asks if two cars could be put end to end; recommends also that a single-width door. DHS: can the opening size be increased a bit to allow two doors? Should check structure for compatibility. **Roofing**: We would approve a low-profile architectural or 3-tab shingle, but not high-profile architectural shingle. **Chimney**: The HDC does not like to have chimneys removed. Could cut off at the roofline with interior support; or use a brick veneer that would present fewer structural issues but must be very well done. **Lighting**: The HDC likes to see the fixture. Prefer not recessed lighting. **Porch**: Not really wide enough for sitting; but functional for noise, snow, etc. Columns are not great. AR: It would be nicer if the porch posts were visible from top to bottom with the wall expressed as a panel in between them -

sort of a like a bay window- and showing how the posts come down to the ground. **Windows:** A wide variety of windows in variable conditions. The HDC would want wood windows or ones that look right. **Entrance:** We note that houses in the Historic Districts are exempt from the energy performance requirements for houses, offering some flexibility. **Dormer:** considering a dormer to give adequate head clearance in the bathroom. The HDC invites a drawing. Applicant will try to get a roof on as soon as possible and the HDC looks forward to an application for that. FA will be the Liaison.

9:06      Review of property owner letter by HDC members; corrections collected.

9:35      Discussion of the HDC Retreat; 20 February appears to be the best date. Invitation to the new Land Use Director to speak with the HDC. Wish to establish an action item list to remember things going right and wrong.

9:45      Discussion of motion of property in the Historic Districts

10:10     Move to adjourn; seconded and voted unanimously