Canaan Historic District Commission (HDC) Meeting Minutes
July 20, 2009
Mascoma Senior Center, Canaan, NH

Members present: John Bergeron (JB), Dan Fleetham (DF), Andrew Mulligan (AM),
Scott Borthwick (SB);
Alternate Members present: none

Members of the public present: Charlotte Abington, Susan Baldwin, Jean Ritchie, Laura
and Procter Smith.

7:00 PM -- Meeting called to order

7:00 PM -- Review of minutes from previous meeting

7:10 PM -- Minutes accepted as written; motion by DF and second by SB

7:12 PM -- Baldwin property: begin review of property color, steps and other items where
the house plans differ from what was constructed. The color of the garage does not
exactly match the color chip. Front steps were constructed, but there were no steps in
the original plans. The front door is high and it is obvious from the plans that steps
should have been on the plan. Three windows were constructed over the garage on the
east and west, but the original plan calls for one on east and west. The original plan had
clapboards almost to the ground, whereas the final construction has a substantially
visible foundation. The connector to the garage shows a railing but none has been
constructed. There is a horizontal white trim board on either side of the garage doors
about 1/3 of the way up the doors, which was not on the original plan. Discussion was
suspended until after the previously scheduled Smith hearing, and will resume later in
the evening.

7:27 PM -- Opened the continued public hearing for Procter and Laura Smith property on
Moss Flower Lane. Laura presents some design sketches and 3 dimensional drawings
from Housebuilder.com.

7:40 PM -- Charlotte Abington, abutter, expresses some concern as Smith property is
not a historically significant property.

7:50 PM -- Agree to continue public hearing on Smith property until the 10th of August as
which time the Smiths will return with more detailed and to scale drawings. 10th of
August, 7:00 PM.

7:55 PM -- Continued discussion of Baldwin property whether to remove and replace
with clapboard or simply paint red (Stagecoach Red) the horizontal trim board that butts
into the garage door. It was agreed that the horizontal garage trim boards would be
painted red or replaced by red clapboards. Agree to move along with landscaping
endeavors. Jeanne Ritchie will oversee landscaping design.

8:10 PM -- Discussion of property lines between Baldwin and Ritchie properties. JB
recommends parties going to Planning Board for a conceptual discussion to redraw
property lines so that the Baldwin property would be at least 2 acres, but would straddle
Canaan street.
8:25 PM -- Brief discussion of paint colors and decide to put off further discussion.

8:27 PM -- Brief discussion of vinyl shutter replacement

8:35 PM -- Move to adjourn by SB, second DF

Respectfully submitted,
Andrew Mulligan