

Canaan Historic District Commission (HDC) Meeting Minutes
August 16, 2010
Canaan Town Meeting House, Canaan, NH 03741

Members present: John Bergeron (JB), Michael Roy (MR), Scott Borthwick (SB)
Alternate Members present: Charles (Skip) Baldwin (CB), Brook D'Entremont (BD)

Members of the public present: J&J Miller, J.Majewski, M.Simon, L.Baldwin, J. Forbush, J. Carter, J. Grove, Mr.& Mrs. Berry and Evangeline Grove.

7:03 PM - Meeting called to order

7:04PM- Each member of the Historic District Commission introduced themselves to the public regarding name and participating role on the commission.

7:06 PM - JB opened the public hearing by announcing this meeting was an informational only on the Proposed Revisions to the Historic District Regulations because he was not able to get the announcement of the meeting to the newspaper on time for required public notification.

JB summarily reviewed the Proposed Revisions to Historic District Regulations for the Town of Canaan to include: paint colors, non-traditional materials, lot frontage and lot size. JB then proceeded to gather public comment regarding each of the proposed changes to be discussed for the evening:

1. Proposed changes include exterior colors, synthetic materials, 100 foot frontage, and 40% open space.
2. Exterior colors have been updated to match the list published by Historic New England (Society for the Protection of New England Antiquities) which were revised in 2006. This removes interior colors.
3. Synthetic materials of vinyl, fiberglass, and composite are proposed for windows, doors, shutters, decks, railings, columns, railings, and banisters. Current regulations allow some of these, but this proposal expands that usage.
4. Current regulations have a requirement which reads: "Lot requirements for any other uses shall be consistent with this criterion for preservation of open spaces." This is ambiguous, so criteria have been added to clarify this. Both a 100 foot road frontage for new lots and a 40% open space requirement are proposed. A 40% open space requirement means that no more than 60% of a lot be covered by buildings, driveways, or other impervious surfaces.
5. Clarification that 30 foot setback applies to buildings, and not other construction such as driveways or septic systems

J Forbush asked

- ✓ Clarification of the lot percentages 40% open space and 60% built upon

J. Majewski suggested

- ✓ Delete reference to single family references because taxes take care of it.
- ✓ That there should be no change to the regulation and that the two acres should stand by themselves without limitation.
- ✓ Clarify road frontage and designate what frontage it is...either lake or road.
- ✓ Asked for clarification regarding the HDC Regulations vs. the Warrant Articles
- ✓ Asked for a definition of trim as it related to synthetic materials

M.Simon suggested

- ✓ Define it only as 2 acres and let the state and other state regulations give over-site.
- ✓ The state does not regulate frontage
- ✓ Asked in the definition of trim...where can it be used
- ✓ Eliminate all details around 2 acres and add nothing more

J Miller suggested

- ✓ A clarification of interior colors and the color wording is confusing

Others

- ✓ The set back of 30'to any adjacent boundaries relative to new building structures was OK
- ✓ A question was asked relative to existing colors for a recent purchased property...color will be grandfathered

7:39PM JB closed the informational gathering session on the proposed regulation changes and that a follow on public hearing to be held August 23rd at 7:00PM.

7:40 PM -JB introduced John Carter to present his proposal for the addition of a skylight on the driveway side of the roof at their property located at 358 Canaan Street. John presented his plans for the location of the skylight which would be half way back on the driveway side and then discussed the impact of the reverse triangular window and leaving the diamond shaped window to allow more light.

7:46PM-JB Opened the meeting for public comments- None

7:47PM- JB Closed the Public hearing for HDC discussion and comments.

MR asked how much above the roofline would the skylights be raised and John Carter indicated an estimate of 3-4 inches.

JB then read the HDC Regulations that indicated this change did not conform to the time period in which the Historic District was developed. There was no further discussion and a motion was made by MR and a second by CB that the HDC grant approval to John Carter's application. - passed.

7:52 There was a conceptual review of a major renovation for 525 Canaan Street as presented by Jack Grove who came with detailed plans. Abutters had not been notified so no finalization of the plans could be made at this meeting.

Jack Grove reviewed in detail his proposed changed to the structure that included getting a variance regarding a 30' setback from Mark Simon for which Mark, being at the meeting, granted verbal approval and a Meal Agreement would be have to be worked out between them.

JB told Jack Grove that he was in violation of the HDC Regulation when he took down two chimneys on his house targeted for replacement without securing demolition approval from the HDC. Jack apologized for his action.

Jack Grove's house plans looked very encouraging, gave several options for consideration and appeared to reflect care and conformance to the architectural period of the HDC.

During this discussion, Mark Simon raised a question about the regulatory effect to the back side of homes within the HDC. JB read from the Guidelines, Rule and Procedures that provides attention and remedies to this question.

This concluded the conceptual review of the Grove property

8:24PM – Mark Simon presented a conceptual review of an additional 10' to a current back deck on his house along with the addition of a small deck off the garage that would require a variance because it would be less than the 30' set back regulation. Jack Grove gave his verbal approval for this action and a Meal agreement would have to be worked out. Mark also notified the HDC that his roof on the back of the house needed repair and possibly demolition.

This concluded the conceptual review of the Simon property.

8:28 PM -The minutes of the July 21st HDC meeting were read and approved on a motion by SB and second by MR.

8:30PM – A motion to adjourn the meeting by SB and a second by MR was approved

Respectfully submitted,

Michael F. Roy
Secretary

The next meeting will be August 23, 2010 at the Meeting House at 7:00PM