

**Canaan Historic District Commission (HDC) Meeting Minutes
September 19, 2011, Mascoma Senior Center
Town of Canaan, NH 03741**

Members present: John Bergeron (JB), Scott Borthwick (SB), Dan Fleetham (DF), Andrew Mulligan (AM), Alternate Members present: Pete Cummings (PC), Skip Baldwin (SB)

Members of the public present: Leo (Mickey) Dowd, Betty Cummings, Jeff Majewski, Mark Simon

7:00 PM - Meeting called to order by John Bergeron. Alternate Skip Baldwin appointed for this meeting as a replacement for Mike Roy.

7:01 PM- Minutes of the September 8, 2011 meeting were read and approved with minor changes. Motion was made by Skip Baldwin and seconded by Andrew Mulligan and it passed.

7:15 PM Public hearing opened for shed addition on Dowd property located at 330 Canaan Street. This project had been started prior to submitting the application to the Commission and photographs of the shed addition and application were circulated and reviewed. Mr. Dowd explained the project, and a discussion of paint, doors, roof slope, siding, and views from the street was undertaken. The public expressed some support for the project and no concerns were raised by those in attendance. The galvanized roof will be painted dark brown. The roof pitch does not meet regulation requirement of 25%, but it was determined that a steeper roof would destroy the historic integrity of the existing shed, a former chicken coop. The Commission unanimously agreed to waive the roof pitch requirement. A motion was made by Scott Borthwick, and seconded by Dan Fleetham, to accept the application as submitted with two conditions: first that doors on the shed addition, easterly side, be added and that they be of the same style as the existing shed doors which face east, and secondly that the siding be board and batten. The motion passed.

7:30 PM Continuation of the Means hearing was opened. Neither the applicant nor engineer was able to attend. Additional sketches showing some envelope dimensions had been received from the applicant and were circulated. It was determined that the information presented fell short of the details needed prior to full approval. The public and the majority of the Commission are still supportive of the general concept, but the Commission needs additional details prior to final approval. It was agreed that John Bergeron will send a letter to the applicant and engineer explaining specifically what is needed for detailed dimensions, drawings, and requests for waivers. This letter will explain that no interior plans or details are required. Also included will be information about two additional requirements the project may need to meet. These are not Historic District requirements, but the applicant should be aware of them. The first is Planning Board and Selectmen approval if this is a subdivision created before 1971, and the second is a fire road 20 feet wide to within 50 feet of an entry door, unless waived by the fire chief. Since the application is considered incomplete, the hearing was continued until October 17, 7:15 PM in the Mascoma Senior Center.

Two Issues had been raised by residents about other properties. The first was installation of a low enclosure, which may be a generator, on the north side of the Ritchie

property. The second was a ramp off at the north east corner of the Majewski property. Pictures were circulated of these projects.

A question was raised as to who brought these issues to the commissions attention. Scott Borthwick identified himself as the source of the Ritchie issue. And John Bergeron stated that Joanne Miller had raised the Majewski issue.

Scott Borthwick stated that Jim Rowse submitted an application for a generator a few years ago, and we should be consistent. Generators do meet the definition of structures found in the regulations, and the regulations require that structures be approved. It was agreed that John Bergeron would send a letter to the Ritchies and request that they submit an application.

The discussion then moved on to the Majewski ramp. Jeff Majewski stated that the project was covered by his application approved in 1994 or 1995. Scott Borthwick asked if anyone had looked at the old application, and no one had. It was agreed that John Bergeron would locate the 1994/5 application and we would continue the discussion at the October meeting.

Under other business, John Bergeron reported that Brooke D'Entremont had submitted her resignation. She will be tutoring on Monday nights. Scott Borthwick reported that the selectmen had reappointed Andrew Mulligan and Mike Roy for 3 year terms. Scott also reported that there would be no Meetinghouse parking lot, which had been under consideration by the selectmen. Andrew Mulligan agreed to examine the regulations and propose some modifications that would allow less stringent requirements for structures which are remote from Canaan Street, but still within the historic district.

8:40PM There was no other business – The meeting was adjourned by a unanimous vote.

Respectfully submitted,

John Bergeron
Chairman

The next meeting is scheduled for October 17th; please notify JB if you cannot attend.