

Canaan Historic District (HDC) Meeting Minutes

January 21, 2008

Senior Center, Canaan, NH

Approved Minutes

Members Present: John Bergeron (JB), Tom Hudgens (TH) ex officio, Dan Fleetham (DF), Rainie Kelly (RK): **Absent:** Jonathan Garthwaite (JG)

Alternate Members Present: Andrew Mulligan (AM); **Absent:** Skip Baldwin, Matt Dow

Member of the Public in Attendance: Roger Baldwin, Susie Baldwin, Dave Zani

7:05 Meeting called to order.

7:06 AM appointed to act in place of JG.

7:08 Minutes of 12.17.17 meeting Read

Motion to approve: DF / 2nd TH

Motion Passed

7:10 Informal Discussion of Baldwin plans

Roger and Susie Baldwin plan to submit an application to the HDC for the construction of a new home on their 2.04 acre lot on the east side of Canaan St. (#10-1 on tax map) Dave Zani shared plans for a colonial house, similar in detail to others in the Historic District. The Baldwins intend to file their application and to notify abutters in time to be heard at the February meeting of the HDC.

7:55 Historic Markers

TH shared examples of sign choices he had produced on his computer. RK reported results of conversation with Bob Leonard of Ould Colony signs. JB shared information on the history of his house which affects the size of the sign he would want. AM stated his preference for a smaller sign indicating only date of construction of his house. After some discussion, committee decided to offer two choices for signs: an 8"x12" rectangle (\$45) or a 12"x16" rectangle (\$55) which would allow for 4 lines of copy. Choice of background color will be white or off-white. Font is one appropriate to the Federal period.

RK will work on a brochure to have ready by Town Meeting. Other ways of advertising this effort include using the town website and including information in a town newsletter, The Town Crier, when and if it is published again. Markers will be available to any resident of the Town of Canaan, not just to owners of historic houses or houses in the Historic District.

Other: JG has submitted his resignation from the HDC in a letter to JB. HDC thanks him for his years of service on this committee. AM is willing to be considered as a regular member. JB will post a notice of the opening at the Town Offices. HDC will recommend nominees to the Selectboard who will appoint someone to fill JG's term

RK and JB reported on the training session they attended along with SB in Franklin, NH. RK found the presentation on architectural styles to be particularly helpful and would like to investigate the possibility of inviting the presenter to Canaan to do an architectural tour of the District.

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JB reported on changes to the Shoreline Protection Act, anticipated to take effect on April 1, 2008. These changes include the inclusion of the DES in the approval cycle for new construction within 250 feet of shore, the way in which trees are counted on a shoreline lot before cutting may occur, and a change in the proximity of accessory buildings to the shore.

RK has contacted Alicia Spearman, who with her husband John, purchased a home in the Historic District from Myra and Tom Opel. The Spearman's real-estate agent did inform them that the house is in the Historic District. RK will drop off a brochure after the Spearman's move in.

8:40 Motion to Adjourn DF / 2nd: AM

Motion Passed

8:41 Meeting Adjourned.

Next regular meeting: Monday, February 18
Please notify John Bergeron if you are unable to attend.

Submitted by:
Rainie Kelly, Secretary

**Canaan Historic District (HDC) Meeting Minutes
February 18, 2008
Senior Center, Canaan, NH**

Approved Minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Dan Fleetham (DF)
Absent: Tom Hudgens (TH) ex officio

Alternate Members Present: Andrew Mulligan (AM), Skip Baldwin (SB)

Member of the Public in Attendance: Michael Zani, Roger Baldwin

7:00 Meeting called to order.

7:01 AM and SB appointed as acting regular members.

7:02 Minutes of January HDC Meeting Read

Motion to approve with addition of information about contact with Spearman family under "other": DF / 2nd JB

Motion Passed

7:05 JB distributed copies of NH Planning and Land Use Regulations to members present. JB also informed members of a scheduled design review by the Planning Board of a proposal to subdivide the Dove/Stavinsky property on Canaan St. in order to create 5 new lots. Design review will take place on February 28th at the Senior Center in Canaan. A formal public hearing will follow at a later date.

7:15 Public Hearing opened for Baldwin Application

Roger and Susie Baldwin have applied to construct a new home on their 2.04-acre lot (#10-1 on the tax map) on the east side of Canaan Street in the Historic District. Their lot has 275' of frontage on Canaan St. Lake. The house will be a 30'x40' Colonial with an attached mudroom, porch and garage. It is similar in architectural detail to other Colonial-style homes in the Historic District. Plans call for the following materials and treatments:

Roof: dark architectural-style asphalt shingles

Siding: smooth white cement-fiber clapboards on the house; white or red clapboards on the garage

Fenestration: Anderson 6-over-6 double-hung windows (for the most part) with simulated divided lights

Garage doors: cross-buck doors similar to others in the Historic District

Driveway: hard pack

Vents on the leach field will be camouflaged by landscaping or other material designed for that purpose. The side of the bulkhead visible from Canaan St. will be hidden by landscaping. A small garage presently on the lot will be relocated to an adjacent property (location subject to approval by the HDC). A copy of the application and house plans are available for examination at the town office.

**Canaan Historic District (HDC) Meeting Minutes
February 18, 2008
Senior Center, Canaan, NH**

8:00 Public Hearing continued until 7:15 on March 17, 2008.

8:01 Motion to approve the Baldwin application with the following conditions:

1. HDC will be notified when new location is determined for garage currently on the lot.
2. Baldwins will submit for HDC approval color samples of the smooth cement-fiber clapboards to be used on the house and garage.
3. Vent pipes on the leach field will be camouflaged.
4. Side of bulkhead facing Canaan St. will be camouflaged.
5. Baldwins will send photos of outdoor lighting fixtures to HDC for approval.
6. Baldwins will notify HDC if they choose to install a heat pump with an exterior condenser.

Motion made by SB; 2nd: AM

Motion passed.

8:15 Historic signs: RK has gotten names of two graphic designers and will try to enlist the aid of one of them to help with creating a brochure advertising the availability of signs.

Other Business: JB will post notice of vacancy on HDC at town offices.

8:30 Motion to Adjourn RK / SB2nd

Motion Passed

8:31 Meeting Adjourned.

Respectfully submitted,
Rainie Kelly, Secretary

Next regular meeting: Monday, March 17, 2008

Please notify John Bergeron if you are unable to attend.

**Canaan Historic District (HDC) Meeting Minutes
March 17, 2008
Senior Center, Canaan, NH**

Approved Minutes

Members Present: John Bergeron (JB), Dan Fleetham (DF)
Absent: Rainie Kelly (RK), Representative from Selectboard

Alternate Member Present Skip Baldwin (SB): Absent Andrew Mulligan (AM), Matt Dow (MD)

7:15 Meeting called to order. SB appointed to vote in place of RK

7:20 Minutes of meeting of 3/17/08 read. One date, January 28 should be corrected to read February 28. Motion to accept the minutes with this minor change was passed. DF, 2nd SB. Motion passed.

7:25 Opened Public Hearing on Roger Baldwin Property

As there was no additional information received the hearing was continued to April 21, 2008 at 7:10. There was a brief discussion of Roger Baldwin's Canaan Street property and the several points that were to be addressed by Roger as construction proceeded.

7:35 Recent Historical Discussion Afterwards there was a short discussion among the three of us regarding some of the middle 20th century conditions on Canaan Street.

7:45 Quorum of three members present: The small attendance prevented in depth discussions of other HDC topics.

7:46 Motion to adjourn: (JB). 2nd: SB. Motion Passed

Skip Baldwin, temporary Secretary

Next Meeting: April 21, 2008

Please contact JB if you cannot attend.

Canaan Historic District (HDC) Meeting Minutes

April 21, 2008

Senior Center, Canaan, NH

Approved Minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Dan Fleetham (DF), Scott Borthwick (SB), ex officio

Alternate Members Present: Andrew Mulligan (AM)

Absent: Matt Dow (MD), Skip Baldwin (CB)

Member of the Public in Attendance: Charles Townsend

7:00 Meeting called to order.

7:01 AM appointed to serve as a regular member.

7:02 Minutes of March HDC Meeting Read

Motion to approve with minor changes: DF, 2nd: JB

Motion Passed

7:15 Continued Public Hearing of the Baldwin Application for a dwelling on the east side of Canaan St. (#10-1 on tax map). No representatives were present to address the following conditions for approval of this application:

1. HDC will be notified when new location is determined for garage currently on the lot.
2. Baldwins will submit for HDC approval color samples of the smooth cement-fiber clapboards to be used on the house and garage.
3. Vent pipes on the leach field will be camouflaged.
4. Side of bulkhead facing Canaan St. will be camouflaged.
5. Baldwins will send photos of outdoor lighting fixtures to HDC for approval.
6. Baldwins will notify HDC if they choose to install a heat pump with an exterior compressor.

The hearing on the Baldwin application is continued to May 19, 2008 at 7:15.

7:20 Discussion of Historic Markers

There will be a public hearing to explain the purpose and details of this joint project between the HDC and the Canaan Historical Society on May 19, 2008. RK will prepare a draft of a brochure and order form for those interested in ordering a sign for their home. No revision of the HDC regulations regarding the placement of historic markers is needed at this time.

7:32 Clark & Arista Property

JB was contacted by a person hired to design a new septic system for this property on Moss Flower Lane, in the Historic District. The property presently has a dwelling and a separate garage. Owners wish to convert the garage to living space and connect it to a new septic system. The present dwelling would no longer be used as living space. JB will contact owners to inform them that if there are two dwellings on the lot, they will need Planning Board approval for this change.

Canaan Historic District (HDC) Meeting Minutes
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7:40 Twin Gables

Chuck Townsend informed the HDC that Cardigan Mountain School, owner of the historic George Kimball house, wishes to remove the structure from its present location on its grounds. Under the auspices of the Canaan Historical Society, Chuck will apply for a \$2500 grant from the National Trust for Historic Preservation to study the feasibility of saving the house by moving it to a different location. Mr. Townsend and JB identified a group of residents and others who might be willing to serve on a committee to try to preserve the building. Mr. Townsend indicated an interest in co-chairing this committee. He and JB will invite interested parties to a meeting on April 29, 2008 at 5:00 at the Senior Center to plan further action.

Other Business: Motion to recommend to the Selectboard that they appoint AM to the HDC as a regular member, and Tom Hudgens as an alternate member: RK, 2nd: DF
Motion passed. JB will present these names to the Selectboard at their meeting on April 22.

Scott Borthwick rejoins the HDC as the representative from the Selectboard. JB will contact Matt Dow about his interest in continuing to serve as an alternate member since he has been unable to attend many meetings in 2007-2008.

8:30 Motion to Adjourn: AM, 2nd: SB
Motion Passed

Respectfully submitted,
Rainie Kelly, Secretary

Next Meeting of the HDC is on May 19, 2008 at 7:00.
Please notify John Bergeron if you are unable to attend.

Canaan Historic District (HDC) Meeting Minutes

May 19, 2008

Senior Center, Canaan, NH

Approved Minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Dan Fleetham (DF), Scott Borthwick (SB), ex officio

Alternate Members Present: Andrew Mulligan (AM)), Skip Baldwin (CB), Tom Hudgens (TH)

Member of the Public in Attendance: Cliff Rudder

7:00 Meeting called to order.

7:01 CB appointed to serve as a regular member.

7:02 Minutes of April HDC Meeting Read

Motion to approve with minor changes: SB, 2nd: CB

Motion Passed

7:08 Continued Public Hearing of the Baldwin Application for a dwelling on the east side of Canaan St. (#10-1 on tax map). No representatives were present to address the following conditions for approval of this application:

1. HDC will be notified when new location is determined for garage currently on the lot.
2. Baldwins will submit for HDC approval color samples of the smooth cement-fiber clapboards to be used on the house and garage.
3. Vent pipes on the leach field will be camouflaged.
4. Side of bulkhead facing Canaan St. will be camouflaged.
5. Baldwins will send photos of outdoor lighting fixtures to HDC for approval.
6. Baldwins will notify HDC if they choose to install a heat pump with an exterior compressor.

The hearing on the Baldwin application is continued to June 16,2008 at 7:15.

7:10 Update on Twin Gables (Kimball House) project

JB reported that interested parties met on April 29 at which time Chuck Townsend and Mary Noordsy agreed to co-chair a committee to study the possibility of preserving the house. Chuck has completed a proposal for a \$2500 grant from the National Trust for Historic Preservation to support the initial phase of this effort. He requested a letter of support from the HDC to move forward with the study of how the structure might be preserved. Motion was made to direct JB to write such a letter of support. (RK, 2nd: CB) Motion passed.

7:20 Public Hearing Opened: Discussion of Historic Markers

RK shared a draft of a brochure/order form explaining the project and showing examples of signs available to order through the Historical Society and the HDC. Any Canaan homeowner is welcome to purchase a marker. Both sponsoring organizations hope in particular that signs indicating the date of construction will be placed on historic homes. Sharon Duffy used the information provided by RK to create an attractive brochure which Tom Hudgens will complete.

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Cliff Rudder spoke in support of this project and also talked about the possibility of state-approved road signs directing people to the Historic District from Route 4. HDC may take up this discussion at a later date.

7:40 Public Hearing concluded.

7:43 Other JB informed the commission that Matt Dow has resigned as an alternate member. His work schedule and other commitments have kept him from participating much in the past year. RK and JB will approach other possible nominees to replace Matt as an alternate member. AM will check with Selectboard regarding his need to be sworn in as a regular member.

Need to amend Rules of Procedure: JB suggested a change in language to address changes in postal fees. Motion was made to change the language of item (h), page 17 of the Rules of Procedure to read: **A fee equivalent to the current cost to mail a certified letter (no receipt requested) per abutter and applicant.** (JB: 2nd, SB) Motion passed.

SB informed the HDC that a vendor has approached the Selectboard about the possibility of doing business from a vendor truck parked at the public beach on Canaan St. at certain times in the summer. The HDC has control over signs and structures in the Historic District. In order to regulate vendors the HDC would have to amend its regulations.

8:10 Clark & Arista Property

JB has been in communication with John Downing whom the Clark/Aristas have hired to install a septic system to serve what is currently a garage on their property. JB also sent a letter to the owners informing them of the HDC Regulations and Rules of Procedure which may apply to their project. He invited them to attend tonight's meeting (5.19.08) to discuss issues such as the need for an application to the HDC for a change of use of the garage and possible necessity to camouflage the vent pipe from the septic system. No one attended the meeting to represent the owners.

8:15 Motion to Adjourn, JB: 2nd, RK. Motion passed.

Respectfully submitted,
Rainie Kelly, Secretary

Next Meeting of the HDC is on June 16 at 7:00.
Please notify John Bergeron if you are unable to attend.

Canaan Historic District (HDC) Meeting Minutes

June 16, 2008

Senior Center, Canaan, NH

Approved Minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Dan Fleetham (DF), Andrew Mulligan (AM), Scott Borthwick (SB), ex officio

Alternate Members Present: Skip Baldwin (CB)

Absent: Tom Hudgens (excused)

Member of the Public in Attendance: none

7:00 Meeting called to order.

JB read minutes of May 19 meeting. Motion to approve with minor changes: SB / 2nd DF
Motion Passed

7:10 Continued Public Hearing of the Baldwin Application for a dwelling on the east side of Canaan St. (#10-1 on tax map). No representatives were present to address the following conditions for approval of this application:

1. HDC will be notified when new location is determined for garage currently on the lot.
2. Baldwins will submit for HDC approval color samples of the smooth cement-fiber clapboards to be used on the house and garage.
3. Vent pipes on the leach field will be camouflaged.
4. Side of bulkhead facing Canaan St. will be camouflaged.
5. Baldwins will send photos of outdoor lighting fixtures to HDC for approval.
6. Baldwins will notify HDC if they choose to install a heat pump with an exterior compressor.

The hearing on the Baldwin application is continued to July 21 2008 at 7:15.

7:12 Update on request from a merchant to do business from a vendor truck at the Canaan Street Public Beach. SB informed the HDC that the Selectboard will allow the vendor to sell from his truck but they will impose restrictions regarding trash and use of electricity. Truck will have to be parked in the parking lot. If this permission leads to a proliferation of vendors at that site, the Selectboard will consider additional restrictions. At this point, the HDC will not take any action in the matter.

7:25 Update on markers for historic homes in Canaan: RK reported that brochures have been printed and distributed to some residents of the Historic District. Three signs have been ordered through the HDC to date. Bob Leonard of Ould Colony Artisans, maker of the signs, suggested replacing samples of the signs used in our brochure with samples he created which are more accurate in scale and typeface. RK will scan Bob's samples to TH to see if he can make the suggested changes and will then print more brochures. Ideas for how to promote the purchase of historic markers include the insertion of brochures in the Source Water Protection Committee's grant mailing. JB will inform RK of the date of the mailing and number of brochures needed. JB will also send addresses of HD residents to RK who will make sure everyone who lives in the district gets a copy of the brochure. RK will also leave brochures at the Canaan Library, Town

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Offices, Meetinghouse (on nights of the poetry readings) and at the CMAA store. CB offered to place an ad in the Valley News and to underwrite the cost. JB will leave brochures in Canaan convenience stores. JB has already asked Sharon Duffy to include a copy of the brochure on the town's website. When completed signs arrive, RK will take them to the Canaan Farmers' Market to display.

7:35 Discussion of vacant position for alternate member of HDC. JB will ask Bruce Barrett if he is interested in serving.

7:40 Other Business

JB reported that he has spoken to HD property owners, Clark & Arista, and to the designer of their septic system about camouflaging the vent pipes (snorkels) from their proposed new system. The designer assured JB that the snorkels won't be visible from any public way.

CB would like to place a weathervane on top of the cupola on his garage and inquired about the necessity of submitting an application to the HDC in order to do this. Members read and discussed the governing HDC Regulation (Appendix A, section A: 2 (d)). SB made a motion that no application is necessary in this instance since the design and placement of the Baldwins' weathervane is consistent with HDC regulations. RK 2nd. Motion passed.

8:00 Motion to Adjourn DF / SB: 2nd. Motion passed.

8:00 Meeting Adjourned.

Respectfully submitted,

Rainie Kelly, Secretary

Next Meeting: July 21 at 7:00. Please notify JB if you cannot attend.

Canaan Historic District (HDC) Meeting Minutes

July 21, 2008

Senior Center, Canaan, NH

Approved Minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Dan Fleetham (DF), Scott Borthwick (SB), ex officio

Alternate Members Present: Tom Hudgens (TH)

Absent: Andrew Mulligan (AM), Skip Baldwin (CB)

Member of the Public in Attendance: none

7:00 Meeting called to order.

RK read minutes of June meeting. Motion to approve with minor changes: DF / 2nd SB
Motion Passed

7:10 Continued Public Hearing of the Baldwin Application for a dwelling on the east side of Canaan St. (#10-1 on tax map). JB shared email communications from Roger Baldwin addressing the following issues:

1. HDC will be notified when new location is determined for garage currently on the lot.
The Baldwins plan to relocate this garage to the east side of the red barn on the Ritchie property, a location which has already been approved. The move will occur as soon as the builder (David Zani) can fit it into his schedule.
2. Baldwins will submit for HDC approval color samples of the smooth cement-fiber clapboards to be used on the house and garage.
They will use smooth white cement-fiber clapboards on the house and Stagecoach Red clapboards for the garage.
3. Vent pipes on the leach field will be camouflaged.
This will occur once the septic system is complete. (See email from RB of 6.18.08)
4. Side of bulkhead facing Canaan St. will be camouflaged
Plantings to camouflage the bulkhead will be put in either in the fall, 2008, or the spring, 2009.
5. Baldwins will send photos of outdoor lighting fixtures to HDC for approval.
This will happen as soon as they choose fixtures.
6. Baldwins will notify HDC if they choose to install a heat pump with an exterior compressor.
At this point, no heat pump is planned.

The hearing on the Baldwin application is continued to September 15, 2008 at 7:15.

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July 21, 2008

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7:25 Update on markers for historic homes in Canaan: RK reported that TH modified the brochure to incorporate sample signs from Bob Leonard of Ould Colony Artisans. We also eliminated “off-white” as a color choice at Bob’s request.

To date, five signs have been ordered. Two are already attached to houses on Canaan St.

JB has left brochures at the convenience stores and the Post Office.

RK has distributed them at the library and at Meetinghouse readings.

TH will arrange to have them displayed at a gathering of the Canaan Methodist Church.

DF took copies to leave at the Historical Society Museum.

RK will contact Donna Dunkerton about displaying them at Old Home Days and will also drop off copies at the CMAA gallery. Copies at the town offices need to be replaced with updated version.

JB and RK will contact owners of properties within the Historic District about the opportunity to purchase a sign.

7:35 Discussion of vacant position as alternate member of HDC. JB will inform Bruce Barrett that he will be nominated to the Selectboard as an alternate member...

7:40 Other Business

SB reported that the vendor who sought permission to sell from a truck at the public beach has signed guidelines drawn up by the Selectboard. He also reported that from now on, parking will be prohibited on one side of Roberts Road, in front of the meetinghouse.

TH opened a discussion of the possibility that in the near future homeowners in the district may want to install solar panels on their homes or properties. JB finds that there are competing regulations on the subject but feels that the HDC would work to reach a compromise with property owners.

7:45 Motion to Adjourn DF / SB: 2nd. Motion passed.

7:45 Meeting Adjourned.

Respectfully submitted,

Rainie Kelly, Secretary

Next Meeting: August 18 at 7:00. Please notify JB if you cannot attend.

Canaan Historic District (HDC) Meeting Minutes

August 18, 2008

Senior Center, Canaan, NH

Approved Minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Dan Fleetham (DF)

Alternate Members Present: Skip Baldwin (CB)

Absent: Andrew Mulligan (AM), Scott Borthwick (SB), Tom Hudgens (TH)

Member of the Public in Attendance: Bob Regan, Canaan Selectboard

7:00 Meeting called to order.

Bob Regan brought the HDC up-to-date on concerns raised about the placement of a sign for Apple blossom Lane in front of the Meetinghouse. This placement is temporary; the sign will be relocated to the north of Apple Blossom Lane when road work is complete. The other issue Bob addressed is the placement of no-parking signs on the Roberts Road, opposite the Meetinghouse. Bob said they were placed there out of a concern that there is not enough room for emergency vehicles to get through when cars are parked on both sides of the road. JB and RK asked Bob to encourage the Selectboard to place temporary signs there during times when the Meetinghouse is being used. This is what is done on Canaan St., opposite the public beach. JB suggested that the town place orange cones rather than signs on posts along Canaan Street to keep people from parking there during functions at the Meetinghouse. Bob will make those suggestions to the Selectboard.

7:25 Update on Baldwin Application for a dwelling on the east side of Canaan St. (#10-1 on tax map). JB shared photos of outdoor lighting fixtures which the Baldwins intend to place on their residence. The fixtures appear to conform with HDC regulations. A formal vote will be taken at the continued hearing on September 15, 2008.

7:30 Minutes of July 21 meeting read. Motion to approve: DF, 2nd: JB. Motion passed.

7:25 Update on markers for historic homes in Canaan:

JB and RK will continue to contact owners of properties within the Historic District about the opportunity to purchase a sign. JB distributed brochures at Old Home Days and at a meeting at the Cardigan Mountain School.

7:35 Discussion of vacant positions: RK informed JB that she'll will resign after the October meeting which marks the end of three years of service on the commission. JB will contact Bruce Barrett and Brian Bernier about their interest in serving either as regular members or alternates.

7:45 Motion to Adjourn DF / CB: 2nd. Motion passed.

7:45 Meeting Adjourned.

Respectfully submitted,

Rainie Kelly, Secretary

Next Meeting: September 15 at 7:00. Please notify JB if you cannot attend.

**Canaan Historic District (HDC) Meeting Minutes
September 15, 2008
Senior Center, Canaan, NH**

Approved Minutes

Members Present: John Bergeron (JB) and Dan Fleetham (DF),

Alternate Members Present: Tom Hudgens (TH)

Absent: Rainie Kelly (RK) Andrew Mulligan (AM) (excused), Skip Baldwin (CB), Scott Borthwick (SB), ex officio (all excused)

Member of the Public in Attendance: none

7:00 Meeting called to order.

7:01 TH appointed to serve as a regular member.

7:02 JB read minutes of August 18, 2008 meeting. Motion to approve with minor changes: DF / 2nd TH, motion passed.

7:05 JB discussed the need of new members to the HDC, JB approached a few residents but they were not interested in joining. TH said that he would contact a few residents to see if they would be willing to serve on the HDC.

7:08 JB said that one additional Historic Marker application has been received. This application was forwarded to Ould Colony Artisans by RK.

7:10: JB informed the committee members present that while working on the town Drinking Water Source Protection Committee, he approached seasonal residents on Canaan Street Lake to obtain information about their septic systems, when last pumped, age, condition, location, etc. While JB was obtaining this information he found that Procter Smith had installed a foundation and altered the septic system prior to the implantation of the 7/1/08 Shoreland Protection Act. JB said that the Procter Smith site might need state septic and shoreland permits to adhere to the rules. A building permit was issued by the town before obtaining HDC approval, which was an error.

7:15 Continued Public Hearing of the Baldwin Application for a dwelling on the east side of Canaan St. (#10-1 on tax map). No representatives were present.

JB passed around pictures the exterior lighting fixtures for the HDC to review and approved. Motion to approve by TH/2nd DF, motion passed.

JB mentioned that he has received some criticism about the color (red) of the attached garage. JB passed around a sample of the painted siding material and believes if another coat of the same paint was applied it would meet the HDC's approved Stagecoach Red color. JB suggested that

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we wait until this could be discussed with the Baldwin's or one of their representatives before any further discussion.

The hearing on the Baldwin application is continued to October 20, 2008 at 7:15.

7:25 Other Business

None

7:30 Motion to Adjourn DF / 2nd TH, motion passed.

7:30 Meeting Adjourned.

Respectfully submitted,

Tom Hudgens

Next Meeting: October 20, 2008 at 7:00. Please notify JB if you cannot attend.

**Canaan Historic District (HDC) Meeting Minutes
October 20, 2008
Senior Center, Canaan, NH**

Approved minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Dan Fleetham (DF), Andrew Mulligan (AM), Scott Borthwick (SB), ex officio

Alternate Members Present: Skip Baldwin (CB)

Member of the Public in Attendance: Denis Salvail, Edward and Susan McGee

7:00 Meeting called to order.

7:01 Minutes of 9.15.08 HDC Meeting Read

Motion to approve with changes suggested by JB: DF / 2nd: SB

Motion Passed. JB will correct minutes from 9.15.08.

7:15 Continuation of public hearing of Baldwin application

JB reported receiving negative feedback about the color of the paint on the Baldwin garage. It appears brighter than the approved color, STAGECOACH RED (Society for the Preservation of New England Antiquities color chart; paint manufactured by California Paints and others). All agree that SHAKER RED (from the SPNEA chart) would be more acceptable and recommend amending the HDC regulations in the spring to add it to the list of approved colors.

RK moved that the HDC communicate to the Baldwins that we encourage them to consider applying a second coat of Stagecoach Red to the garage to deepen the color, or to add a coat of Shaker Red to achieve the same effect. 2nd:JB. Motion passed.

CB will communicate the HDC's recommendation to the Baldwins. Since no other issues were raised regarding the Baldwin project, the public hearing is now concluded.

7:20 Public Hearing on the application of Proctor and Laura Smith to build an addition to their cottage on Moss Flower Lane. (Map # I-D, Lot #35)

The applicants wish to construct a 12'x25' addition to their cottage, using siding, roof shingles, windows, sash and trim which duplicate those already on the existing structure.

Denis Salvail represented the applicants and assured the HDC that the addition meets the setback requirements (30 feet from the lot lines) and that nothing more is required regarding the septic system. He also explained that the foundation had already been poured before the applicants realized they needed HDC approval for this addition. Since they do not yet know details about windows and doors, the HDC lacks sufficient information to act on the application in its entirety.

SB moved that the HDC give conditional approval for the foundation as built and permit the applicants to cap it. 2nd:DF. Motion passed.

The public hearing on the Smith application is continued until the April HDC meeting, at 7:15, when the applicants will submit the information needed to approve the entire project.

7:40 Public Hearing on the application of Edward and Susan McGee to construct a deck on the south side of their home at 491 Canaan St. (Map #17, Lot #6)

The applicants wish to construct a 14'x14' deck between an existing porch and the front section of their home. They propose using "Correct Deck" flooring (60% wood/40% plastic) in a color approximating Quincy Granite and constructing a low stone wall along the south edge of the deck. They will add a door leading from the existing porch to the deck and construct railings in a style to approximate those on the porch attached to the Shepherd house at 538 Canaan St.

SB moved to approve the construction of the deck itself as described and to request that the McGees return to the November 17th meeting of the HDC with more information about the additional door and railings. 2nd: DF. Motion passed.

The public hearing on the McGee application is continued until November 17, 2008 at 7:15 PM.

8:00 Discussion of vacant positions: RK completes three years of service on the HDC with tonight's meeting and declines to continue to serve as a regular or alternate member. JB informed the HDC that Michael Roy of Canaan St. is interested in joining the HDC as a regular member and that Mark Simon, also of Canaan St. is willing to serve as an alternate member. JB will recommend them to the Board of Selectmen to replace RK (regular member) and AM (alternate member who became a regular member replacing Jonathan Garthwaite). Their appointments will complete the HDC roster of 5 regular and three alternate members.

8:05 Kimball House Award

JB informed the HDC that the Kimball House has been designated one of 2008 **Seven to Save** by the New Hampshire Historic Preservation Alliance. This designation may help the group which is trying to preserve the building in its fund-raising efforts.

8:10 Other Business

RK asked SB for an update on the five No Parking signs which have been placed by the town on the side of Roberts Road opposite the Meetinghouse. SB reported that the Selectboard has voted to keep the signs in place until the road is reconstructed on the opposite end of the park. He stated that people who might be unhappy with that decision are welcome to come to a Selectboard meeting or to present the Board with a petition stating their objections.

8:15 Motion to Adjourn DF / RK 2nd. Motion passed.

Respectfully submitted,
Rainie Kelly, Secretary

Next meeting: Monday, November 17, 2008
Please inform John Bergeron if you cannot be in attendance.

Canaan Historic District (HDC) Meeting Minutes
November 17, 2008
Senior Center, Canaan, NH

Approved minutes

Members Present: John Bergeron (JB), Dan Fleetham (DF), Andrew Mulligan (AM), Scott Borthwick (SB), ex officio

Alternate Members Present: Skip Baldwin (CB)

Member of the Public in Attendance: Edward and Susan McGee

7:00 Meeting called to order.

The chairman appointed alternate member Skip Baldwin to act as a voting member, due to the absence of Mike Roy.

7:02 Minutes of 10.20.08 HDC Meeting were read

Motion to approve with minor changes suggested by JB: DF / 2nd: SB

Motion Passed. JB will correct minutes from 10.20.08.

7:10 Discussion of vacant positions: Mike Roy has taken the oath of office as a regular member, but is unable to attend tonight's meeting. Mark Simon has retracted his willingness to serve as an alternate member. He said that he might be interested in the future. The HDC will continue to look for an alternate member.

7:15 Continued Public Hearing on the application of Edward and Susan McGee to construct a deck on the south side of their home at 491 Canaan St. (Map #17, Lot #6)

The applicants wish to construct a 14'x14' deck between an existing porch and the front section of their home. They propose using "Correct Deck" flooring (60% wood/40% plastic) in a color approximating Quincy Granite and constructing a low stone wall along the south edge of the deck. The continued hearing is to address the details of the railings and door to the deck. The McGees stated they plan to use a twelve light wood door and CorrectDeck RapidRail railings. Vendor data sheets on both products were provided, but the door vendor may change. The public hearing on the McGee application was closed at 7:25. Motion made to approve above railings and door as specified by vendor data sheets. SB/ 2nd CB.

8:15 Motion to Adjourn SB / DF 2nd. Motion passed.

Respectfully submitted,
John Bergeron

Next meeting: Monday, December 15, 2008

Please inform John Bergeron if you cannot be in attendance.

**Canaan Historic District (HDC) Meeting Minutes
December 15, 2008
Mascoma Senior Center, Canaan, NH**

Approved Minutes

Members Present: John Bergeron (JB), Dan Fleetham (DF), Scott Borthwick (SB), Mike Roy (MR)

Alternate Members Present: None

Member of the Public in Attendance: Brook D'Entremont

7:00 PM Meeting called to order

7:01 PM Minutes of 11.17.08 HDC Meeting were read

Motion to approve with a minor change suggested by JB 2nd DF that the application of Edward and Susan McGee was approved. Motion passed. JB will correct minutes from 11.17.08

7:08 PM Discussion took place regarding the Clerk's role in the HDC which is to assemble documents and get notices out as appropriate and the opening of the Vice Chairman's position. No action was recommended.

The HDC Secretary opening was discussed and a motion was made by JB and 2nd by SB that Mike Roy be appointed Secretary. The motion passed.

7:15 PM Opening of the Public Hearing regarding John and Brooke D'Entremont proposed dormers on their house at 10 Cottage Lane. The applicants wish to construct two dormers on the second floor on their home and construct a shed dormer to the rear with three windows. HDC was provided a drawing of the proposed changes as submitted by the builder. The drawing was not to scale so it was difficult to determine the dimension of the dormers with appropriate sized shutters and siding width suitable for final design and approval. Brook D'Entremont will take the action with her builder to finalized all dimensions and committed that all construction materials would comply with HDC standards.

Discussion continued regarding a new garage door for the D'Entremonts. Brooke was asked to provide the HDC with a design of the door and composition of materials.

The height of the chimney was considered in view of the current roof height and proposed addition. It was determined that no change was required.

It was agreed that the HDC would review the D'Entremont final proposal at the next meeting in January 19th if readied or if not, reschedule to a subsequent date.

7:35 PM JB asked Brooke D'Entremont if she would be interested in serving on the HDC as an Alternate and she replied favorably. SB would move this nomination to the Select Board at their December meeting for approval.

7:40 PM A motion was made by DF and 2nd by SB that the meeting be adjourned. Motion passed.

Respectfully submitted,

**Michael F. Roy
Secretary**

**Next Meeting: Monday January 19th
Please inform JB if you cannot attend**