

Canaan Historic District Commission (HDC) Meeting Minutes
January 18, 2010
Mascoma Senior Center, Canaan, NH

Members present: John Bergeron (JB), Michael Roy (MR), Dan Fleetham (DF), Scott Borthwick (SB), Andrew Mulligan (AM)
Alternate Members present: Skip Baldwin (CB), Brooke D'Entremont (BD)

Members of the public present: None

7:07 PM - Meeting called to order

7:10 PM - The December 21, 2009, minutes were reviewed and approved with a change to the word regulation and substituting Guidelines in its place. A motion by MR and second by AM...motion approved.

7:14 PM - JB reported on a request by Matt Dowd regarding work to be completed at the Rich's home on Canaan Street. Matt was seeking approval for a composite material to be used in the repair of the porch for which he is bidding. On a motion by SB with a second by AM a motion was approved for the use of a composite material for the repair of the Rich's porch provided the color was consistent with the house colors.

7:19 PM - There was no other new business

7:22 PM - MR made a motion to adjourn with a second by AM.

Respectfully submitted,

Michael F. Roy
Secretary

Canaan Historic District Commission (HDC) Meeting Minutes
February 15, 2010
Mascoma Senior Center, Canaan, NH

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

Alternate Members present: None

Members of the public present: None

7:04 PM - Meeting called to order

7:05 PM - The December 21, 2009, minutes were reviewed and approved with a change to the word contracted and substituting bidding in its place. A motion by SB for approval and second by MR...motion approved.

7:08 PM - JB passed out a copy of Town Article 23- Petitioned Article to establish a Heritage Commission. JB then distributed a document that provided background on a Heritage Commission with regard to definition, establishment, powers, purpose, separate commission status and appropriations authorized. The intent of the discussion was to educate the HDC members in the event the Heritage Commission was voted in at some point.

7:24 PM - There was no other new business

7:26 PM – SB made a motion to adjourn with a second by DF.

Respectfully submitted,

Michael F. Roy
Secretary

Canaan Historic District Commission (HDC) Meeting Minutes
March 15, 2010
Mascoma Senior Center, Canaan, NH

Members present: John Bergeron (JB), Andrew Mulligan (AM),
Alternate Members present: Charles Baldwin (CB), Brooke D'Entremont (BD)

Members of the public present: None

7:00 PM - Meeting called to order

7:01 PM – Skip Baldwin and Brooke D'Entremont appointed to serve as a replacement for Dan Fleetham and Mike Roy who were absent.

7:02 PM - The February 15, 2010 minutes were reviewed and approved without change. . A motion by CB for approval and second by AM...motion approved.

7:08 PM - JB passed out copies of a state Division of Historical Resources inventory form. This was a draft which discribed the museum building, and considerable work remains to be done on the form before submitting to the state. If this application is accepted by the state, the museum would be listed on the state's register of historic places. Additional properties were discussed for future submission, including the old meetinghouse and the old north church,

7:34 PM - There was no other new business

7:36 PM – CB made a motion to adjourn with a second by BD.

Respectfully submitted,

John Bergeron
Chairman

Canaan Historic District Commission (HDC) Meeting Minutes
April 19, 2010
Mascoma Senior Center, Canaan, NH

Members present: John Bergeron (JB), Andrew Mulligan (AM), Dan Fleetham (DF), Michael Roy (MR)

Alternate Members present: Charles Baldwin (CB)

Members of the public present: Pete Cummings

7:00 PM - Meeting called to order

7:01 PM – There was no need to for Skip Baldwin to be appointed to serve at the meeting because no Alternate can replace a Selectman – Scott Borthwick who was absent.

7:02 PM - The March 15, 2010 minutes were reviewed and approved with a change regarding Alternate vs. Regular member status for Brooke D'Entremont... A motion by MR for approval and second by AM...motion approved.

7:08 PM - JB passed out copies of the Town of Canaan Historic District Regulations and Appendix A: Historic District Guidelines and Procedures. JB discussed a question of interpreting the regulation regarding roofs and ice belts. The question was raised by Pete Cummings to Dan Fleetham informally; if a house has an aluminum ice belt on one side and no belt on the opposite side, can a bare aluminum belt be installed on the other side without application. It was felt that the Regulation-Guidelines & Procedures stand as written and is clear that no application was needed. Specifically in Pete's case, he made the decision that there would be no change to the North side and he would possibly cover the South side of his house with roofing shingle which is in compliance with the intent of the Regulations-Guidelines and Procedure.

7:14 PM – Pete Cummings indicated interest in becoming an Alternate for the HDC; JB will take this request to the Selectmen for approval as there is one opening for an Alternate member.

7:15 PM – MR made a motion to adjourn with a second by AM...motion approved.

Respectfully submitted,

Michael F. Roy
Secretary

The next meeting will be May 17, 2010
Please inform JB if you cannot attend

Canaan Historic District Commission (HDC) Meeting Minutes
May 17, 2010
Mascoma Senior Center, Canaan, NH

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

Alternate Members present: Charles Baldwin (CB), Brook D'Entremont (BD), Pete Cummings (PC)

Members of the public present: None

7:00 PM - Meeting called to order

7:01 PM – Brook D'Entremont was appointed as a voting member for the evening.

7:03 PM - The April 15, 2010 minutes were reviewed and approved with a motion by CB and second by SB.

7:06PM - JB announced that the Selectmen approved new terms for Danny Fleetham (3 years- Regular), Charles Baldwin (3 years- Alternate) and Pete Cummings 3 years- Alternate)

7:08 PM - JB passed out copies of the Town of Canaan Historic District Regulations and Appendix A: Historic District Guidelines and Procedures. JB led a discussion that focused where the HDC can be clearer in language and substance. Topical areas included: public notification, architectural criteria (materials, colors, window, shutters, fencing), lot spacing and shore land protection. No definitive decisions were made relative to clarification or improvement of language so further discussion with finalization of recommended changes will be made at the June 21st meeting.

7:41 PM - SB made a motion to adjourn with a second by CB...motion approved.

Respectfully submitted,

Michael F. Roy
Secretary

The next meeting will be June 21, 2010
Please inform JB if you cannot attend

Canaan Historic District Commission (HDC) Meeting Minutes
June 21, 2010
Mascoma Senior Center, Canaan, NH

Members present: John Bergeron (JB), Scott Borthwick (SB), Dan Fleetham (DF), Michael Roy (MR), Andrew Mulligan (AM)

Alternate Members present: Brook D'Entremont (BD)

Members of the public present: None

7:00 PM - Meeting called to order

7:01 PM – The minutes were read and approved by a motion from SB and a second by AM.

7:04 PM - JB passed out a draft copy and led a discussion on the Town of Canaan- Historic District Regulations for which clearer language was added along with other proposed changes.. Topical areas included: public notification, architectural criteria (materials, colors, window, shutters, fencing), environmental criteria and shore land protection. Recommended changes will be presented for commentary and discussion at the July 16th public meeting.

8:16 PM - SB made a motion to adjourn with a second by AM...motion approved.

Respectfully submitted,

Michael F. Roy
Secretary

The next meeting will be July 16, 2010
Please inform JB if you cannot attend

Canaan Historic District Commission (HDC) Meeting Minutes
July 21, 2010
Mascoma Senior Center, Canaan, NH

Members present: John Bergeron (JB), Dan Fleetham (DF), Michael Roy (MR), Andrew Mulligan (AM)

Alternate Members present: Pete Cummings

Members of the public present: Jim Miller

7:00 PM - Meeting called to order

7:01 PM – The minutes were read and approved by a motion from DF and a second by MR.

7:04 PM - JB passed out a draft copy and led a review discussion on the Town of Canaan-Historic District Regulations for which clearer language was added to the proposed regulations. Recommended changes were approved by a motion from MR and a second by AM.

All proposed changes will be presented to the public for commentary at the August 16th public meeting. JB will post a notice of the public meeting to be held at the Meeting House on the Town website, the library and town offices. He is also looking into a post card mailer.

7:20 PM - MR made a motion to adjourn with a second by AM...motion approved.

Respectfully submitted,

Michael F. Roy
Secretary

The next meeting will be August 16, 2010 at the Meeting House
Please inform JB if you cannot attend

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

Canaan Historic District Commission (HDC) Meeting Minutes
August 23, 2010
Canaan Town Meeting House, Canaan, NH 03741

Members present: John Bergeron (JB), Michael Roy (MR), Scott Borthwick (SB), Dan Fleetham, (DH)
Alternate Members present: Charles (Skip) Baldwin (CB), Brook D'Entremont (BD), Pete Cummings (PC)
Brook D'Entremont was appointed as an active voting member for the meeting.

Members of the public present: J Miller, P Brown, J. Richie, E. Jultilla

7:03 PM - Meeting called to order

7:04PM- The August 16th minutes were read and JB asked for correction...Mark Simon asked the question regarding trim not Jeff Majewski. JB stopped further reading of the minutes as he wanted to review the meeting results from the previous week and seek further comment from the public regarding HDC Regulations.

7:08 PM - JB opened the public hearing and opened each area of the HDC proposed changes for discussion again.

BD indicated that the proposed color change wording was confusing for interior colors and that the word "and" should be dropped for clarification.

Jim Miller was concerned that the historic color could not be matched going forward, but JB provided assurance that with today's technology that would not be an issue..

JB read the proposed regulation regarding lot size and encouraged the public to asked questions, but the public did not asked any questions and seemed comfortable with JB explanation.

JB was ask a question about political signs in the HDC and proceeded to read the current HDC Regulations and expound on the research he has done regarding Federal/State court rulings and how other historic districts in NH have written their sign regulations. The net of the discussion indicated that political signs were ok as long as the conformed to the current Regulation...it is clearly defined and the responsibility of the commission to enforce all HDC Regulations...the public urged that before enforcement proceedings begin that a neighborly call be made to alert those residents in the HDC that they would be in violation if they did not remove un-authorized signage.

7:32 JB closed the public hearing regarding proposed HDC Regulations and the political sign discussion for the HDC commission to vote n the proposed changes.

SB proposed that road frontage wording on the regulation be clarified to read 100' of "street" frontage and the percentage of use 60% and 40% remain as proposed. A proposal was made by MR and seconded by BD to accept the proposed changes to the Historic District Regulations and with further member discussion the proposal was amended by MR and second by BD to include the removal of " and " regarding interior colors and clarification of the 100" of "street" frontage in the set back provision. A unanimous vote approved all proposed changes.

JB then concluded HDC business for the evening and stated that he would file the new HDC Regulation with the Town Clerk.

8:05 PM a motion was made by SB with a second by MR to adjourn the meeting, approved.

Respectfully submitted,

Michael F. Roy
Secretary

The next meeting will be held in the Town Meeting Hall September 7th at 7:00PM

Canaan Historic District Commission (HDC) Meeting Minutes
September 7, 2010
Canaan Town Meeting House, Canaan, NH 03741

Members present: John Bergeron (JB), Michael Roy (MR), Scott Borthwick (SB), Dan Fleetham, (DH)

Alternate Members present: Charles (Skip) Baldwin (CB), Pete Cummings (PC)
Charles Baldwin was appointed as an active voting member for the meeting.

Members of the public present: J Miller, J. Majewski, Mark Simon, Jack and Evangeline Grove

7:03 PM - Meeting called to order

7:05PM- The August 16th minutes were approved with corrections on a motion by SB and second by MR.

7:08 PM - JB opened the hearing and reviewed Jack Grove's comprehensive remodeling plans for the Grove house at 525 Canaan Street with the help of Mr. Grove providing clarification to the HDC and public on specific issues. JB then discussed the 30' set back verbal approval given by Mark Simon regarding Mr. Grove's encroachment of the set-back area at the August 16th meeting still required regulatory confirmation. JB then asked Mr. Grove to explain the hardships that will result if sure variance is not granted.

Mr. Grove indicated the following hardships:

1. Floor Space: Usage of the 1 and the 2nd floor is not tied in sufficiently; the current floor space is not usable and the space is difficult to incorporate for family usage and the roof leaks; therefore creating a structural deficiency whereby the fix is to enhance the house with more floor space.

2. Structural Issue/Blocked Foundation: This situation has created a hardship to the property and can be remedied with an architectural design change that will be more please to view and accommodate stairs that need to run the length...there is no other option.

JB closed the public hearing for HDC discussion and a vote. Without further questions or discussion by the HDC a motion by SB and second by MR, Mr. Grove's application passed.

JB will send approval letters out to the appropriate parties.

7:35PM -JB opened the hearing for the Simon application.

Mark Simon summarized his proposal by indicating that he wanted to extend and repair one deck on his property and put a new deck on his garage. Mark provided the necessary material for a complete review by the HDC and the public in attendance.

The proposal included the following:

1) The garage (barn) proposed deck.

The height will be +/- 4'6" off the ground matching the use of the sliding door that already exists..by the 35'6 +/- length of the building by 10' wide.

The materials used will be the same as those found / used on the existing deck on the back of his house. Wood or composite decking, railings to match existing on the house porch. The deck sits approximately 2 to 3 feet from the Grove property line.

2) The existing porch on the house will need new footings that will fall within the 30' setback.

They are located on a retaining wall and must be moved off to a ground location away from the wall approximately 3' from their present location putting them approximately 10' from the Berry property line.

All materials and design will match the existing as close as possible; with the possible exception (should they decide) of the use of composite decking. This existing deck is approximately 3' from the Berry property line. (This request must conform to regulatory approval even though verbal approval was given by Mr. Grove at the August 16th meeting)

Mark stated the hardship...The two buildings (house and barn) sit within the 30' property setback. There is no choice to place them elsewhere because of the location of the existing structures hence the deck's locations. The stair problem - the porch needs a new deck along with stairs for the barn ...the house is ok and has its own stairs.

Mark indicated that he will add lattice that will be 10' on all sides and the lattice work will continue on the house at 10' and also be installed on both the North & South sides.

Mark asked the HDC to give him a range of 0' to 6' for post deployment in the case of an underground obstruction.'

7:55PM -JB closed the public hearing for additional discussion from the HDC (there were none) and a motion was made by SB, seconded by MR that the Simon proposal be approved with modifications. The motion passed.

8:00PM – The minutes of the August 22nd meeting were read and approved with corrections on a motion by SB and a second by JB.

8:05 PM-JB opened a discussion on the HDC sign regulations and SB stated that he had spoken to the Town manager about sign ordinances and thought that political signs were exempted from regulation, but further research would be needed by the manager to exact clarification for this type of signage. Scott further indicated that within the HD there are signs currently beyond political signs (real estate, names of property, names of individuals, church signs, etc. that do not conform to the HD Regulation. Scott said that we need to know more if and when we act on the signage issue for the Historic District.

JB indicated that signs do not trump zoning and provided commentary on a Supreme Court ruling about content independence and SR 664-17 that talks about where political signs...where they can be place and when they must come down, but it does not discuss appearance.

SB further stated that we have an option to change the HDC regulation if we so choose to act.

Mark Simon said, 'that we should consider "freedom of speech".

Other on the HDC provided their opinions, with a consensus to not to do anything hastily, but do complete more research.

JB closed discussion and indicated that he would welcome more research and reconvene a signage review at a future meeting.

Other public comments included:

Jim Miller stating that he hoped the HDC would require applicants to submit complete plans with their applications to facilitate a decision.

Jeff Majewski asked about our Rules and Procedures document relative to changing the rear of houses within the Historic District. JB explained that the rear of the Houses in the District are treated the same as the front and thus would require approval from the HDC for modification.

Jeff also asked if we were going to vote on the proposed changes to the HDC Regulations this evening and was told by JB that at the August 23rd meeting the proposed changes to the HDC Regulations were voted on and passed.

8:22 PM -SB made a motion for adjournment with a second by DF.

Respectfully submitted,

Michael F. Roy
Secretary

The next meeting is tentatively scheduled for September 20th assuming that the landowner will provide the HDC with proper documentation to act upon their request. Otherwise, the next meeting will be held on October 18th in the Senior Center at 7:00PM. Please advise JB if you will not attend.

Canaan Historic District Commission (HDC) Meeting Minutes
October 18, 2010
Mascoma Senior Center, Canaan, NH 03741

Members present: John Bergeron (JB), Michael Roy (MR), Scott Borthwick (SB), Andrew Mulligan (AM). Alternate Members present: Brooke D'Entremont (BD), Pete Cummings (PC) Brook D'Entremont was appointed as an active voting member for the meeting.

Members of the public present: James Adler

7:03 PM - Meeting called to order

7:04 PM- The September 7th minutes were approved with corrections on a motion by SB and second by AM.

7:14 PM - JB opened the public hearing on the request by James Adler for the demolition of a building on his property at Green Eagle Lane, tax map I-D-37. A discussion ensued with questions regarding septic, the well, removal of debris and lake regulation permit.

7:20 PM -The public hearing was closed and with no further discussion a motion for approval by SB and a second by MR was passed.

7:21 PM- The Grove house plan for 525 Canaan Street was discussed. The HDC reviewed an amended drawing showing the proposed changes to the original application. Jack Grove is trying to get some light into the new basement area, so he proposed four (instead of two) new small matching foundation windows. They all are the same width as the originals and are on the same center line, but are not as tall. Secondly, the proposed new chimney is to be moved roughly in the center of the original house.

It was determined that the changes requested were not significant enough to hold a public hearing so a proposal for acceptance of the changes was made by SB and seconded by MR and approved by the Commission.

7:28 PM – No other New Business

7:29PM – SB made a motion for adjournment with a second by MR that was approved.

Respectfully submitted,

Michael F. Roy
Secretary

The next meeting is scheduled for November 15th. Please notify JB if you cannot attend.