

**Canaan Historic District Commission (HDC)
January 21, 2013, Faith Baptist Church
Canaan, NH 03741**

Members present: John Bergeron (JB), Mike Roy (MR), Skip Baldwin (CB), Andrew Mulligan (AM), Scott Borthwick (SB) Kevin Schwamb (KS) (Kevin was appointed as the voting member for the evening)

Members of the public present: None

7:15 PM - Meeting called to order by John Bergeron.

7:18 PM – The December 17, 2012 HDC Minutes were read, edited and approved on a motion by SB and second by AM. .

7:20 PM - JB opened the public hearing on Gary and Joan Hobstetter's application for a small barn with attached shed on their property located at 356 & 354 Canaan Street, tax map I-D-28. The Hobstetter's provided pictures and architectural prints with their application for the HDC review. JB went through the package for the board and indicated that there was a need to see two other sides of the new structures and any other changes that would be made regarding window and door placements. Additional comments were raised regarding colors...if the Hobstetter's were going to be in compliance with the regulation colors or not, if the latter is the case, then a chip sample would be required. No other comments were made.

JB proposed that we continue the public hearing for the Hobstetter's application at the next HDC meeting February 18, 2013, at 7:20PM at the Faith Baptist Church.

7:29 PM - On an approved motion by SB and second by CB the meeting was adjourned.

Respectfully submitted,

Michael Roy
Secretary

The next HDC meeting will be held February 18, 2013, at the Faith Baptist Church, please let JB know if you cannot attend.

Canaan Historic District Commission (HDC)
February 18, 2013, Faith Baptist Church
Canaan, NH 03741

Members present: John Bergeron (JB), Skip Baldwin (CB), Andrew Mulligan (AM), and Kevin Schwamb (KS) (Skip and Kevin were appointed as voting members for the evening).

Members of the public present: None

7:25 PM - Meeting called to order by John Bergeron.

7:27 PM - JB opened the continued public hearing on Gary and Joan Hobstetter's application for a small barn with attached shed on their property located at 356 & 354 Canaan Street, tax map I-D-28. JB reported that the Hobstetter's plan to provide additional drawings in late February. No additional information or comments were provided and the hearing was continued to March 18, 2013, 7:20 PM at the Faith Baptist church.

7:29 PM - On an approved motion by AM and second by CB the meeting was adjourned.

Respectfully submitted,

John Bergeron

The next HDC meeting will be held March 18, 2013, at the Faith Baptist Church, please let JB know if you cannot attend.

Canaan Historic District Commission (HDC)
March 18, 2013, Minutes
Faith Baptist Church
Canaan, NH 03741

Members present: John Bergeron (JB), Andrew Mulligan (AM), Dan Fleetham (DF) and Kevin Schwamb (KS) - (Kevin was appointed a voting members for the evening).

Members of the public present: None

7:10 PM - Meeting called to order by John Bergeron.

7:11 PM – The minutes for the January 21st meeting were approved with corrections on a motion by KS and second by DF. The minutes of the February 18th meeting were approved with a correction on a motion by MR and a second by KS.

7:15 PM JB opened the continued public hearing on Gary and Joan Hobstetter's application for a small barn with attached shed on their property located at 356 & 354 Canaan Street, tax map I-D-28. JB reviewed the supplemental architectural drawings provided by the Hobstetters. The only comments made was that the proposed drawings looked fine and color looked acceptable.

7:20 PM No additional information or comments were provided so JB closed the public hearing.

7:21 PM – JB requested further comments and there were none given by the HDC. On a motion by MR and second by AM the Hobstetter application was approved, but conditional that a color chip be provided. JB will take appropriate follow-up action.

7:25 PM On a motion by MR and second by KS the meeting was adjourned.

Respectfully submitted,

Michael Roy
Secretary

The next HDC meeting will be held April 15, 2013, at the Faith Baptist Church, please let JB know if you cannot attend.

Canaan Historic District Commission (HDC)
July 15, 2013, Approved Minutes
Faith Baptist Church
Canaan, NH 03741

Members present: John Bergeron (JB), Andrew Mulligan (AM), Dan Fleetham (DF) and Kevin Schwamb (KS), Skip Baldwin (SB)

Members of the public present: None

7:15 PM - Meeting called to order by John Bergeron.

7:16 PM JB opened the continued public hearing on Elizabeth Jutila's revised plans for her house renovation at 406 Canaan Street. JB reviewed the supplemental architectural drawings provided by Elizabeth Jutila and compared them to the previous plans submitted on December 17, 2012.

The June 27, 2013, plans included general changes in quantity, size, and location of doors and windows, elimination of a third garage bay, location of garage second floor, chimneys and new balcony.

The five specific concerns follow:

1. The December 17, 2012, conditional approval included garage doors with a crossbuck design. These have been eliminated and replaced with plain doors. The Commission requires the cross buck design or something appropriate to the period.
2. The December 17, 2012, conditional approval included an existing deck on the rear of the house. This was not included in the revised plans. There is a need to know the deck plans if any, including, size, location, railings, balusters, and steps?
3. The original application stated there will be 3 chimneys. An explanation is necessary since there are four chimneys' currently on the existing house and the new drawing reflects two?
4. The rear second floor balcony appears to have railings and balusters which may not be appropriate to the period. The commission requires railings and balusters similar to colonial styles or later appropriate periods. Wood would have been the most common railing and baluster in the period and the HDC needs to know what the composition will be and what it will look like.
5. And to repeat the unresolved condition from the December 17, 2012, approval:
"A letter from the applicant certifying that the vertical exposed foundation will not exceed 24 inches vertical at any point around the perimeter of the building. This does not apply to any section where the foundation is not visible due to porches, decks, or steps. Clapboards may be applied to the top of the foundation or grading may be used to raise earth to reduced exposed foundation."

7:35PM JB closed the Public Hearing.

7:36PM JB asked for further comments from HDC Members:

- The members felt that there was no need for another public hearing.
- There was total agreement on the points previously made.
- A motion was made by AM and seconded by KS that the revised plans be accepted with conditional approval and final approval will be given as soon an acceptable response is delivered by Elizabeth Jutila to JB.
- JB will take appropriate follow-up action.

7:40PM The minutes for the March 18, 2013, meeting were approved on a motion by AM and second by KS.

7:45 PM On a motion by MR and second by AM the meeting was adjourned.

Respectfully submitted,

Michael Roy
Secretary

The next HDC meeting will be held August 19, 2013, at the Faith Baptist Church, please let JB know if you cannot attend.

Canaan Historic District Commission (HDC)
August 19, 2013, Approved Minutes
Canaan Meetinghouse, Canaan, NH 03741

Members present: John Bergeron (JB), Andrew Mulligan (AM), Dan Fleetham (DF), Scott Borthwick (SB). Alternate members present: Skip Baldwin (CB), Joanne Miller (JM)

Members of the public present: Claude & Justina Lemoi, John Gagne, and, Elizabeth Jutila

7:20 PM - Meeting called to order by John Bergeron. Alternate CB appointed for the evening to act for absent member Michael Roy.

7:21 PM – Public Hearing for Elizabeth & John Jutila opened for garage bay relocation to rear of existing shed near north property line. After a brief review and discussion the public hearing was closed at 7:24. There were no concerns raised by the public or the members. A motion was made by SB to accept the application as submitted. It was seconded by DF and passed unanimously.

7:25 PM - Conceptual review of lakeside property owned by Claude & Justina Lemoi. Lemois seeking input of preliminary design prints. General approval from public and commission members. Claude seeking some clarity of application regarding some blank spots on their application.

7:42 PM- Lemoi preliminary hearing complete. Further refined plans to be submitted, potentially next month.

7:43 PM- Getting JM up to speed as an alternate with most current regulations and rules of procedure.

7:46 PM- JB raises concerns from Terri Purcell that residents planning changes to property in the Historic District still require building permit. The approval of the HDC is not sufficient to changes to the footprint of a building. A building permit is required.

7:49 PM – Review of minutes from previous meeting of the HDC. Motion to accept made by CB with second by DF. Motion passed.

7:52 PM Appointment of the office holders. JB makes a motion to accept current officer appointments. JB chair, Michael Roy vice chair/secretary, CB clerk. Motion seconded and passed.

7:54 PM Preliminary review of Ritchie barn changes. Plans are to remove northern third of barn structure.

8:05 PM meeting adjourned.

Respectfully submitted,
Andrew Mulligan

The next HDC meeting will be held August 26, 2013, at the Meetinghouse, please let JB know if you cannot attend.

Canaan Historic District Commission (HDC)
August 26, 2013, Approved Minutes
Canaan Meetinghouse, Canaan, NH 03741

Members present: John Bergeron (JB), Andrew Mulligan (AM), Dan Fleetham (DF), Scott Borthwick (SB). Alternate members present: Skip Baldwin (CB), Joanne Miller (JM), Kristina Burnett

Members of the public present: Jean Ritchie, Russell Lester, Dennis Salvail.

7:15 PM - Meeting called to order by John Bergeron. Alternate member CB was appointed for the evening to act for absent member Michael Roy. Kris Burnett was welcomed to the Commission as a new alternate member.

7:17 PM – Public Hearing for Jean and Thomas Ritchie for demolition of approximately the northern third of the existing barn at 410 Canaan Street. Jean Ritchie and Russell Lester provided an explanation of the project and history of the barn. It was clarified that the north wall will be covered in cement fiber clapboards. A door approximately 40 inches wide will be placed on the north wall, which will have the appearance of an existing lakeside barn door. Paint color will be similar to existing walls and similar to the Miller barn. The public hearing was closed at 7:24PM. SB made a motion to accept the application, which was seconded by Dan Fleetham. The motion passed unanimously.

7:25 PM – The minutes of August 19, 2013 meeting were reviewed. Motion to accept with minor editorial changes was made by SB, with second by DF. Motion passed.

8:35 PM meeting adjourned.

Respectfully submitted,
John H. Bergeron

The next HDC meeting will be held September 16, 2013, at the Meetinghouse, please let JB know if you cannot attend.

Canaan Historic District Commission (HDC)
September 24, 2013, Minutes
Canaan Meetinghouse,
Canaan, NH 03741

Members present: John Bergeron (JB), Andrew Mulligan (AM), Alternate member present: Joanne Miller (JM)
Members of the public present: John Gagne

7:30 PM - Meeting called to order by John Bergeron. Alternate JM appointed for the evening to act for absent member Michael Roy.

7:31 PM – Public Hearing for John Gagne opened for deck alteration and relocation. After a brief review and discussion the public hearing was closed at 7:36. There were no concerns raised by the public or the members. Mr. Gagne stated lattice may be used below the deck. A motion was made by AM to accept the application. It was seconded by JM and passed unanimously.

7:39 PM – Review of minutes from previous meeting, 9-16-13. Motion to accept made by JM with second by AM. Motion passed.

7:42 PM meeting adjourned by motion of AM and seconded by JM.

Respectfully submitted,

John Bergeron

The next HDC meeting will be held October 21, 2013, at the Senior Center, please let JB know if you cannot attend.