

Canaan Historic District Commission (HDC)
April 21, 2014, Minutes
Senior Center
Canaan, NH 03741

Members present: Michael Roy (MR), Andrew Mulligan (AM), Dan Fleetham Sr. (DF)
Scott Borthwick (SB) Alternate member present: Joanne Miller (JM)
Joanne Miller was appointed an active voting member for the evening.

Public: None in attendance

7:15 PM – The public meeting for the proposed Barn and Sugar House for John Gagne's property was called to order by Michael Roy as John Bergeron was absent for the meeting.

7:16 PM – After a brief review and discussion of the information provided by John Gagne it was decided that more complete architectural drawings would be required with information to be included that was previously provided through email correspondence between John Bergeron and John Gagne. The hand drawn new Barn /Sugar House drawings and positioning of the buildings on a public map did not provide clear definition of the proposed addition.

7:30 PM The public hearing was closed that evening on the Gagne application for the Barn and Sugar House through a motion by SB and second by AM.

7:33 PM – Review of minutes for September 24, 2013 was accepted as read and passed by a motion from SB and second by AM.

7:42 PM – It was unanimously agreed that the annual election for HDC Officers would be postponed until the next HDC Meeting in May.

7:45 PM- AM raised a concern relative to the appearance of the windows in the Jutila addition. SB said he had met with a worker on site several weeks ago and was assured that the muntins were stored in the garage and were to be inserted in due course as the house progressed.

7:50 PM On a motion by SB and second by AM the meeting was concluded.
Respectfully submitted,

Michael F. Roy

The next HDC meeting will be held May 19, 2014, at the Senior Center; please let JB know if you cannot attend.

Canaan Historic District Commission (HDC)
April 28, 2014, Minutes
Senior Center
Canaan, NH 03741

Members present: John Bergeron (JB), Michael Roy (MR), Andrew Mulligan (AM), Dan Fleetham Sr. (DF), Charles Baldwin (SB), Kris Burnett, (SB) Joanne Miller (JM)

Public: John Gagne

7:00 PM – JB opened the hearing on the application submitted by John Gagne for his propose new Barn and Sugar House. A discussion ensued going over in detail the proposal and new alterations desired. John Gagne help to clarify questions on the siding color, roof line, roof height, chimney vent (location), foundation, roof color/material, roof overhang (wood storage area) and weather vane vs. cupola.

7:30 PM – The discussion concluded with a motion by AM and second by MR and passed unanimously that the application be accepted with the addition of a vent pipe as shown on the changed drawing on the North and South sides of the building and with conditional acceptance that a color sample of the oak siding be provided.

7:33 PM The minutes of the April 21, 2014 were read with a correction made to the closure of the meeting that night. A motion by AM and second by MR that was approved unanimously reads that the minutes should reflect that the hearing was closed that evening on the Gagne application for the Barn and Sugar House. And thusly, a vote on April 28, 2014 was proposed to accept the application as planned.

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

Respectfully submitted,

Michael F. Roy
Vice Chairman and Secretary

The next HDC meeting will be held May 19, 2014, at the Senior Center; please let JB know if you cannot attend.

Canaan Historic District Commission (HDC)
June 16, 2014, Approved Minutes
Senior Center
Canaan, NH 03741

Members present: John Bergeron (JB), Michael Roy (MR), Andrew Mulligan (AM), Dan Fleetham Sr. (DF), Charles Baldwin (CB), Kris Burnett (KB), Joanne Miller (JM), and Scott Borthwick (SB).

Public: Nancy Loomis

7:00 PM – JB opened the public hearing on the application submitted by Nancy Loomis for the tear down of her existing garage and the approval for the construction of a new barn/garage on her property at 372 Canaan street. A discussion ensued going over in the application details. Nancy helped to clarify questions on the siding color, roof line, roof height, foundation, roof, color/materials, windows and doors.

Specific conditions are:

- Height of structure shall be 21 feet. Height of side walls shall be 9 feet.
- Height of exposed concrete foundation, blocks, or pad shall be 6 to 8 inches.
- Door near house shall have 9 lights.
- The roof pitch will be 14degrees, the same as the house.
- Front and rear gables will have a single rough opening filled with either a 6 over 6 double hung window, or a door. Size of the rough opening shall be 36" x 54" plus or minus 6". Bottom of gable openings shall be 13 feet from the ground plus or minus 6 inches.
- Color shall be either Indian Corn or Tile Red as shown in the Cabot wood stain color chart.
- Garage vehicle doors shall be either a cross buck design or flat shiplap construction.
- Construction shall be board and batten, however the public hearing has been continued to July 21th at 7:15PM which time alternates will be considered.

On a motion by SB and second by MR approval by the Historic District Commission was granted with the provision that the applicant will follow the specific approved design, building constraints and other architectural attributes as they apply to the applicant's request. Any further changes to the application as approved will be made at the next HDC meeting 7/21 for further consideration.

8:00 PM The minutes of the April 28, 2014 were read and approved by a motion from SB and KB.

8:05 PM – John Bergeron told the HDC that Dan Fleetham Sr. would be stepping down from the HDC effective immediately. The HDC thanks Dan for his many years of counsel, support and historical contributions in helping the HDC make informed decisions through-out his tenure.

8:10 PM – The annual elections of Officers was held for the HDC:

Chairman – John Bergeron
Vice Chairman – Michael Roy
Secretary – Kris Barnett

8:11 PM On a motion by SB and second by AM the meeting was adjourned
Respectfully submitted,

Michael F. Roy
Vice Chairman and Secretary

The next HDC meeting will be held July 21, 2014, at the Meeting House on Canaan Street; please let JB know if you cannot attend.

Historic District Commission Minutes

July 21, 2014

Canaan Street Meetinghouse

Members present: John Bergeron, Kris Burnett, Joanne Miller, Mike Roy

Others present: Jeff Majewski, John Gagne

7:15 PM

Continued Public Hearing: Nancy Loomis, larger replacement of existing garage/shed.

<http://tinyurl.com/HDC-Loomis>

Discussion: Nancy Loomis has requested shiplap siding on her garage/barn and a change in window configuration and size of windows. The windows will be smaller than originally requested (and previously approved). She would like to place lights above the barn door made of glazed plexiglass. The paint immediately around the window frame will be white.

Public hearing closed 7:20

Motion: Approve all window changes relative to size, paint and configuration (note: plexiglass is an approved material and does not need our approval): MR

Second: KB

Vote: Approved

Continue hearing until 7:40 after reconsideration of shiplap in regulation is discussed.

7:30 PM

Public Hearing: John Gagne, low cost metal roof for barn/sugarhouse.

Discussion: John Gagne has requested we approve a lower cost screw on metal roof rather than the asphalt shingles which were previously approved. The metal roof will shed snow more easily and, with the white

pine from his neighbor's property, will be easier to fit to the beams. Regulations call for "blind fasteners", but the screw head would not show from the road nor from the lake.

Public hearing closed: 7:35

Motion: To accept proposed metal screw-on roof as an exception because it will not be visible from street: MR.

Second: KB

Motion rephrased: To accept the ribbed screw-on metal roof on an outbuilding which is not directly visible from the street.

Second: KB

Vote: Approved

continue Gagne to next meeting, August 18, 7:20

7:40 PM

Public Hearing: Historic District Regulation proposed revision to add shiplap siding as acceptable building material/design

<http://tinyurl.com/HDC-regs>

Discussion: Should shiplap siding become an approved material/design for historic district buildings because it has been used historically and is currently used on some properties in the historic district.

Public hearing closed: 7:45

Motion: Add the word shiplap to Section VI E 1 of Historic District regulations: MR

Second: KB

Amended motion: Shiplap may be used only on attached garages, outbuildings: JB

Second: JM

Vote: motion fails

Return to original motion

Vote: Approved

7:50 note: When regulations are officially updated, the Loomis request will not need HDC approval.

Continue Loomis to next meeting, August 18, 7:30

7:52 Minutes of prior meeting read by MR

Motion: Approve: KB

Second: MR

Vote: Approved

Meeting adjourned: 7:55

Respectfully submitted,

Kristina Burnett

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PDF

Members present: John Bergeron, Joanne Miller, Kris Burnett, Skip Baldwin
Others: John Gagne, Claude Lemoi, Phillip Gillette (by phone)

7:28 PM

Public Hearing: Claude Lemoi, Canaan St., molded rigid polypropylene shingles.
<http://tinyurl.com/HDC-rigid>

Discussion: CL would like a waiver to allow molded rigid polypropylene shingles on his house, rather than the approved cement fiber. The synthetic will better resist moisture. Rows lock in. The color is permanent and will be white. His property is 900 feet from Canaan Street and not visible from abutters' properties.

Public hearing closed 7:34

Motion: SB to approve any of the three products brought to the meeting.

Second: JB

Approved

7:36 PM

Continued Public Hearing: John Gagne, Canaan St., barn/sugarhouse.

JG would like to change the window sizes and configuration on his barn/sugarhouse that were approved at a previous meeting. Approved windows were 36X48. He would add 3 windows. Some sizes increased to 57. All windows on any given wall are evenly distributed and the same height. Garage door, north side, has arched window design and windows are similar to lights in barn windows.

7:43: Public hearing closed

Motion: JM accept window sizes and configuration as shown in JG drawing

Second: SB

Approved

7:44 PM

Public Hearing: Phillip Gillette, Cottage lane, vinyl siding and lakeside window. Applicant has requested to attend via telephone.

<http://tinyurl.com/HDC-vinyl>

Discussion: PG is requesting a waiver for siding. Sample of proposed vinyl clapboard siding 8 - 10 feet long was shown to the committee. Of the five cottages on the lane, four already have vinyl siding in Dutchlap style. His would be clapboard-style. He has selected the Almond color, which is a close match to Parsnip and Plymouth Beige, approved colors in the HD color chart. His cottage is not visible from the street. PG pointed out that the cottages were built in the 1950's - or thereabouts - and there has been a steady movement in his neighborhood towards vinyl siding.

7:55: Public hearing closed

Motion: KB Approve vinyl siding for this location

Second:JM

Vote: approved

The second request from PG was for an addition of a window in his cottage in order to get a better view of the lake. He requests a long thin window at edge of house adjacent to existing horizontal window. The committee questioned the aesthetics of the configuration and asked him if he would consider one large window, rather than two oddly configured ones.

PG will speak with spouse and think about window configuration, then return to the next meeting.

Continue Gillette hearing at 7:15 September 15th.

8:06 PM

Continued Public Hearing: Nancy Loomis, Canaan St., garage/shed.

<http://tinyurl.com/HDC-Loomis>

No business.

Continue again to 7:25 September 15, 2014

8:07 PM

Minutes of prior meeting were read.

Motion: SB approve minutes

Second: JM

Approved

8:19 PM Adjourned.

Motion: SB JM

Second: JM

Approved

Respectfully submitted,

Kris Burnett