

Canaan Historic District Commission  
April 18, 2016 Approved Minutes  
Senior Center  
Canaan, NH 03741

Members present: John Bergeron, Kris Burnett, Scott Borthwick, Tina Lemoi (alternate), Skip Baldwin

Others present: Bill VanZandt

7:15 Meeting opened with a request from BV to build a 3 bay garage on his property on Roberts Road.

Diagram (refined by SB) shows 3 bay garage, with 4 1/2 pitch.

Trusses are prefabricated.

Two walls with no doors or windows. The NE side will have one door with nine lights. Solid garage doors, no windows. Ridge vents. White clapboard. Black asphalt shingles.

\*\* Need roof pitch to be 6:1

\*\*Need neighbor to agree in writing not to build within 30' of each other. JB will help BV with that document.

BV will contact his contractor re roof trusses and contact the neighbor re document and get back to us at the next meeting.

Monday 7:15 April 25, to be continued.

7:40 Public meeting ends.

July 20, 2015 minutes read and approved.

Motion to approve: JB

Second: SB

All in favor

Time: 7:50

Motion to adjourn: KB

Second: SB

All in favor

Respectfully submitted,  
Kris Burnett

Canaan Historic District Commission (HDC)  
April 25, 2016 Approved Minutes  
Senior Center  
Canaan, NH 03741

Members present: John Bergeron (JB), Tina Lemoi (TL), Skip Baldwin (SB), and Scott Borthwick (SB).

Public: None present

7:15 PM - The HDC Meeting was called to order. Alternate member Tina Lemoi appointed to vote tonight in place of absent member Mike Roy.

7:16 PM - JB opened the continued public hearing on the application submitted by William Vanzandt 285 Roberts Road, Canaan, NH 03741. John Bergeron and Scott Borthwick both had separate communication with Mr. Vanzandt, who indicated he would obtain a building separation agreement and would change the roof pitch to 6" rise for each foot horizontal. Public hearing was closed at 7:20 PM.

Scott Borthwick moved to approve the application conditional upon a building separation agreement being completed and a roof pitch of 6" vertical per each foot horizontal. Seconded by Tina Lemoi and passed unanimously.

7:25 PM Minutes of April 18, 2016 were distributed. Scott Borthwick moved to accept the minutes as written, second by Skip Baldwin and unanimously approved.

7: 28 PM Motion to adjourn by Scott Borthwick, with second by Tina Lemoi. Motion passed.

Respectively submitted,

John Bergeron  
Acting scribe

August 15, 2016

HDC minutes

Members present: J. Bergeron, S. Borthwick, K. Burnett, M. Roy, S. Baldwin

Public present: Charlotte and Richard Abington

7:15 Meeting opened

Public hearing opened on application by David Cole and Karen Henry, 35 Green Eagle Lane, to install a foundation under the existing house.

Application was incomplete and there were questions about apparent windows in the foundation that had not been noted on the original application. More information was requested and received prior to the August 15, 2016 meeting.

The addendum calls for steps on the east side and windows opening on the west side, under the porch and hidden by the lattice, and two windows each on the east and west side. Also a small hatch on the south side.

The building will be placed back on the foundation, 18 – 24 inches higher than the original building, graded on the back side, only.

Jim and Brooke Adler, east side abutters, sent a letter which J. Bergeron read, in support of the application.

Question by R. Abington: Where is the septic and how far from the well?

Answer: New septic will be roughly 10 feet from the back boundary of the lot, which is 100X100.

Question by R. Abington: Is it a “new technology system”?

Answer: Don’t know, but it has been approved by DES. The well is in front and the septic in back. The goal of DES is to have the well and septic as far apart as possible and this has been accomplished.

7:32: Public hearing closed

No discussion

Motion to approve completed application: S. Borthwick

Second: M. Roy

In favor: All

Minutes of last meeting read by J. Bergeron

Motion to approve: M. Roy

Second: S. Borthwick

In favor: All

Other business: S. Borthwick may resign as Selectman's liaison to HDC. With Bob Reagan's death, the Selectboard may reorganize.

7:45: Motion to adjourn S. Borthwick

Second: M. Roy

In favor: All

Respectfully submitted,

Kris Burnett

HDC Approved Minutes – 10/17/16

Members present: J. Bergeron, K. Burnett, M. Roy, T. Lemoi

Others present: M. Samson (Town Administrator), C. Lemoi, Bruce Shinn

Meeting opened: 7:15 PM

Discussion of the proposed Verizon cell tower to be placed at 559 Fernwood Farms Road. The question before the committee: Do we want to comment on the proposed cell tower's impact on the Canaan Historic District properties?

The group agreed we did want to comment, even though we were not asked directly by Verizon to respond.

Mike Sampson provided some background on the need for cell service for commercial development, as well as for public safety. He also provided information on his considerable efforts over the years to bring that service to Canaan.

The letter that was agreed upon by the HDC is attached.

Minutes of the August 15, 2016 were read and approved with two corrections.

Motion to approve: MR

Second: TL

In favor: All

Motion to adjourn: MR

Second: TL

In favor: All

Meeting adjourned 9:15

Respectfully submitted,

Kristina Burnett

October 17, 2016

To Whom It May Concern:

We are pleased to take the opportunity to provide you with comments regarding the impact of a proposed cell tower at 559 Fernwood Farms Road on the Historic District in the town of Canaan, NH.

A 150 foot tower on the proposed site would be plainly visible in the very well-known Canaan Historic District (National Register of Historic Places) area along Canaan Street, which is frequented by residents, tourists and visiting families of Cardigan Mountain School students. In particular, the view from the Historic Museum and the Canaan Meetinghouse (National Register of Historic Places) properties would be affected in a very obvious way, as they are both oriented directly toward the view to Cardigan Mountain, over Canaan Street Lake. In addition to these two historic properties, there are several other historic properties whose views would be adversely affected for the same reason. The public beach is centrally located in the Historic District and the view toward Cardigan Mountain from that location would be significantly impacted, as well. The beach is regularly utilized by many people from the Mascoma Valley and is recognized by many as one of the loveliest public places in the Upper Valley. The cell tower directly across the lake from the beach would mar the view from all of these locations.

We understand the value of cellular service in Canaan may outweigh the negative impact on the Historic District. However, we would encourage you to examine other sites in Canaan that would provide comparable service without compromising the beautiful and historic properties in the District.

Thank you for considering these comments.

John Bergeron, Chairman  
Canaan Historic District Commission

Historic District Commission

Approved Minutes –

Wednesday, October 26, 2016,

Canaan Senior Center

Members present: John Bergeron, Michael Roy, Tina Lemoi, Charles Skip Baldwin

Others present: M. Samson (Town Administrator)

Meeting opened: 7:15 PM

Discussion of the proposed Verizon cell tower to be placed at 559 Fernwood Farms Road. Tonight's question before the committee: Do we wish to revise the proposed letter concerning the cell tower which was approved at the last meeting? Michael Samson suggested adding information about general town support, including the results of a petition. Tina Lemoi suggesting simplifying the sentence discussing visitors. After discussion there was no motion to amend the letter, and the letter composed at the last meeting will be mailed.

Mike Samson again presented background information on the several possible cell tower sites in Canaan.

Motion to adjourn by Michael Roy with a second by Tina Lemoi. Motion passed and meeting adjourned at 7:40 pm.

Respectfully submitted,

John Bergeron

Canaan Historic District Commission  
Approved Minutes 12-19-2016, Canaan Senior Center  
Present: J. Bergeron, S. Borthwick, T. Lemoi, S. Baldwin, M. Roy, K. Burnett

Subject: Jutila vinyl fence at 406 Canaan Street

7:15 Hearing opens

Application by the Jutilas for vinyl picket fence at 406 Canaan Street. The fence has already been installed, material is not on the approved list for fences in the historic district; application is after the fact.

Discussion followed about the materials used, the application process, the list of approved materials in the regulations, and recourse by the historic district commission for residents who disregard the historic district regulations.

7:40 Motion by M. Roy to accept the application

Second: T. Lemoi, 4 in favor, 2 opposed, Motion passed

Discussion after the vote to discuss updating and amending regulations to allow more synthetic materials in the historic district, vinyl fencing being one. It was noted that these materials are improving in appearance and durability and we should be allowing more of them to reflect current trends in building. (Many are already allowed.) At the next meeting, January 16, 2017, HDC members will bring suggestions for changes to the regulations. J. Bergeron will email regulations to all committee members in advance. Public hearing within the Historic District will be held following that meeting.

It was also suggested that HDC members urge realtors to inform new residents of regulations in the Historic District.

J. Bergeron also suggested we look at the application itself for some changes, including more room for narrative.

7:45: Minutes of meeting October 17, 2016 were read by J. Bergeron

Motion to approve: M. Roy, Second: S. Borthwick, In favor: All

7: 48: Minutes of meeting October 26, 2016 were read by J. Bergeron

Motion to approve: M. Roy, Second: T. Lemoi, In favor: All

7:50: Update on Verizon tower: Still know little about Verizon plans

7:52: Motion to adjourn: M. Roy, Second: S. Borthwick, In favor: All

Respectfully submitted,  
K. Burnett