

Historic District Commission, Approved Minutes

Monday January 16, 2017, Canaan Senior Center

Members present: John Bergeron, Michael Roy, Tina Lemoi, Scott Borthwick

Meeting opened: 7:15 PM

Alternate Tina Lemoi was appointed to serve as a voting member for this meeting.

The unfortunate passing of member Skip Baldwin was observed and a memorial service is expected this spring.

John Bergeron presented a proposed amendment on fences. Mike Roy offered a modification incorporating "design", and Tina Lemoi offered a way to insert it into the proposed amendment. The modified fence amendment was agreed to, but will not be incorporated until a public hearing is held. Additional regulation amendments related to trailers, signs, and enforcement were discussed and will be continued to the next meeting.

John Bergeron presented a draft document to be sent to realtors and district property owners. Mike Roy suggested a change related to paint, and John Bergeron suggested adding more words on the requirement for an application. Discussion will continue at the next meeting.

Scott Borthwick stated that a building permit was issued for a cell tower on Gristmill Hill Road.

Minutes of the December 19, 2016: Motion to approve by Scott Borthwick, second by Mike Roy, passed unanimously.

Motion to adjourn by Michael Roy with a second by Tina Lemoi. Motion passed and meeting adjourned at 7:50 pm.

Respectfully submitted,

John Bergeron

Canaan Historic District Commission  
Canaan Senior Center  
March 20, 2017  
Approved Minutes

Members present: John Bergeron, Kris Burnett, Tina Lemoi, Mike Roy

Others present: None

7:15 Meeting opened, Minutes of January 15, 2017 were read by J. Bergeron

Motion to approve by Mike Roy

Second by Tina Lemoi

Motion passed

7:20 Discussion of Jack Grove's request to paint his shutters a shade of green that is not one of the approved list of HDC colors - #656 Rockwood Dark Green.

Discussion - All agree it's a good color, very close to the approved "black-greens".

7: 20 Motion to approve

by Tina Lemoi and

second by Mike Roy

Motion passed

7:25 Discussion of possible changes to HDC regulations. The committee decided to add 4 colors, all in the same family of 'black-greens', to the acceptable colors for Colonial period residences.

Gedney Green

Pointed Fir

Winter Balsam

Moss Glen

7:50: Motion to adjourn by Mike Roy MR

Second by Tina Lemoi

All in favor.

Respectfully submitted,

Kris Burnett

Historic District Commission  
Mascoma Senior Center  
July, 17, 2017  
Approved Minutes

Members present: J. Bergeron, E. Jutilla (alternate for M. Roy), K. Burnett, S. Borthwick

Members of the public: Jim Adler, Brooke Adler, Laura Smith, Proctor Smith, Charlotte Abington, Karen Henry, David Cole

7:15: Meeting opened on the application of Karen Henry and David Cole of 330 River Road, Lyme, NH 03768 to make building alterations on their Canaan property at 35 Green Eagle Lane.

J. Bergeron welcomed everyone, explained the procedure for the meeting and noted that abutters have been notified. He invited Karen and David to present their proposal.

Karen Henry made a clarification under #4 in the proposal: "Roof" should read "gable". David noted they have been engaged in similar projects previously. In this case, they are interested in taking what they call the "church retreat" in its current condition and correcting the structural problems, squaring up the walls, and pulling the gable forward, thereby highlighting that attractive architectural feature. They will revert to standard clapboards of the same color (Shaker Red) that exists now. Two over two windows will be used throughout. Photos included proposed cable "railings" under a wooden railing on the porch, which will be open, rather than screened, as it exists currently. J. Bergeron invited members of the public to comment.

Laura Smith: Expressed concerns about the land treatment in preparation for the installation of the septic system, especially the number of trees taken down. She would like to see the house restored

strictly to its original design, including the use of exclusively original materials.

Jim Adler - Commented that the house currently is in desperate need of attention. He believes what the new owners are doing is in keeping with HDC regulations and applauds the efforts of Karen and Dave to keep the general appearance of the original structure, while updating the materials.

Charlotte Abington - Seconded Jim Adler's comments. Loves the drawings and believes improvements will add value to neighbors' property. Suggested that houses on private roads may not have the same visual impact on the Historic District as houses on the street.

7:30: Public Hearing closed

J. Bergeron reminded everyone that it is The Canaan Historic District Regulations that inform the decisions of the Committee. There were some questions about the materials for railings, specifically the cables. Our regulations say they must be "authentic and harmonious" to the structure and should be made of wood or composite, fiberglass or vinyl. Deviations require specific approval. It was noted that the wooden railing would be most visible and the cables less so.

SB: Motion to approve the railing materials with cables below and wood railing above. EJ: Second  
In favor: All

SB: Motion to approve application  
EJ: Second'  
In favor: All

7:40

Mike Roy has suggested we regulate trailers in the Historic District. Some of the many questions to be answered:

How many consecutive days of occupancy would be permitted?  
Would they be allowed during home construction? For how long?  
Would state approved wells be required while in use?  
RVs allowed? Yurts?

It was agreed we would postpone discussion of trailers to next meeting when M. Roy returns.

Minutes of March 2017 were read by Kris Burnett

SB: Motion to approve March 2017 minutes

EJ: Second

In favor: All

8PM: SB: Motion to adjourn

EJ: Second

In favor: All

Respectfully submitted,  
Kris Burnett

Historic District Commission  
Mascoma Senior Center  
September 18, 2017  
Approved Minutes

Members present: J. Bergeron, E. Jutilla (alternate for K. Burnett),  
Tina Lemoi, & M. Roy.

Members of the public: None

7:15: Meeting opened

Minutes of July 17, 2017 were read by members.  
Mike Roy Moved to approve July 2017 minutes  
Second by Elizabeth Jutila  
Passed unanimously.

A discussion was conducted concerning trailers, RVs, mobile homes,  
and need for regulation. Examples from other communities were  
examined. Existing usages in the district were reviewed. Mike Roy  
volunteered to draft a regulation amendment on this topic for  
discussion at future meetings.

8PM: Motion to adjourn by Mike Roy and second by Tina Lemoi.  
Passed unanimously.

Respectfully submitted,  
John Bergeron  
Acting Scribe

**Approved Minutes - 12/18/17**  
**Historic District Commission**  
**Canaan Senior Center**

Members Present: John Bergeron, Scott Bothwick, Elizabeth Jutila, Tina Lemoi, Mike Roy

Meeting opened at 7:15.

- Alternate Elizabeth Jutila was appointed as a voting member to substitute for Kris Burnett
- Minutes of 9/18/17 were read. Mike Roy made a motion to approve, 2cd by Elizabeth Jutila, passed unanimously.
- The Commission expressed concern about the deteriorating condition of the property at 571 Canaan St and its impact on property values in the neighborhood. No action was identified at this time.
- Hobstetter Revised Project
  - Mr. Hobstetter applied to the HDC to build a mini barn/garage at 356 & 354 Canaan St. in Mar., 2013. The application was approved by the commission, but the structure was not built. Pictures and drawings depicting a new plan with reduced dimensions were recently submitted to the Commission. The committee took the actions:
    - Since the only change in the structure is its reduced size the committee agreed that a new application was not required.
    - A motion was made to extend the time period of the application to the end of 2018. Scott Bothwick made the motion, Elizabeth Jutila 2cd, passed unanimously.
    - Mike Roy made a motion to approve the project for 2018. Scott Bothwick 2cd, passed unanimously
- Proposed Historic District Recreational Vehicle Draft Regulations were discussed
  - Commission thanked Mike Roy for developing a 1st draft of potential regulations for recreational vehicles
  - Intent of the document is future protection of properties in the historic district especially in light of the large undeveloped tracks of land.
  - Clarifications were explained by John Bergeron

- Current HDC regulations are for structures which include anything without wheels and are greater than 120 sq. ft.
- DES rules do not include registered vehicles
  
- Draft 2 of the Proposed Document
  - Definition of recreational vehicles was discussed with the results being recorded as part of the 2cd draft of the document.
  - Proposed regulations were edited to better understand meaning and intent.
  - Decisions
    - eliminate sections on tents
    - to research for the next meeting how other towns in NH handle boat trailers.
    - Review draft 2 at the next meeting
  
- Next Meetings: 1/15/18, 2/19/18, 3/19/18
  
- Meeting adjourned at 8:25. Motion made by Elizabeth Jutila, 2cd by Mike Roy, passed unanimously