

Draft Minutes

Historic District Commission

November 21, 2022

Mascoma Community Health Center

18 Roberts Road

Canaan, NH

Members: Chair John Bergeron, Mike Roy, Elizabeth Jutila and Tom Milligan

Associate Members: Jerry Brightman and John Dyer

Alternates: George Foley

Absent: Scott Borthwick, William VanZandt, Chris Wolcott

Public: Nancy Rosenthal

7:15 John calls the meeting to order.

Minutes from October 17, 2022 read by John

Motion to approve: Mike 2nd Tom

All in favor: unanimous

7:20 Application for Priscilla Geoghegan 561 Canaan Street, map 9, lot 9, a split rail fence and vinyl coated wire mesh fence mounted together for a dog enclosure.

7:21 John opens the public hearing.

Abutter Nancy Rosenthal speaks in favor of the application.

7:29 John closes the public hearing

Discussion. Since the split rail fence is prominent, the mesh fence is visually minor compared with a prominent rail fence, and such a combined fence would not detract from the historic site.

Motion to approve by Tom with condition that split rail needs to be along all sides where there is mesh fence, and height not to exceed 4'.

Second: Elizabeth

All in favor: unanimous

7:40 Application for Nancy Rosenthal 569 Canaan Street, map 9, lot 8. Application for existing green metal mesh fence built by the previous owner, and request for waiver for material and appearance. John, being a neighbor, recused himself and alternate member George is appointed to vote in place of John.

7:40 Vice chair Mike opens the public hearing.

Nancy Rosenthal spoke to her rationale in the application, stating in part that the fence was installed by the previous owner, and the Commission had ample time to ask him to remove or correct it.

7:45 Mike closes the public hearing.

Members suggest using a picket fence, or using a rail fence in front of the mesh fence to minimize the visual presence of the mesh fence. Nancy Rosenthal indicates those solutions are

not acceptable to her. The district regulations at Section VI. E. 4. were shown: "Fences shall be no higher than four feet and shall be of stone, or wood. Wood fences shall be picket or rail, and have an appearance similar to the photographs below. Any fence not meeting these requirements, including fences using other materials such as vinyl, and designs other than pictured below, shall require Commission approval. (Photos below taken in Historic District circa 1890)"

Upon application, the Commission has allowed fencing materials other than wood or stone, such as vinyl, in cases where appearance is similar to styles listed in the regulations. The Commission has also allowed green vinyl wire mesh when used in conjunction with a rail fence, so as to make the mesh fence less visible and fade into the background. A mesh fence alone without something to visually moderate it is too great a deviation from the regulations.

Tom states that a mesh fence is out of character, and moves to deny both the application and the waiver.

2nd: George

All in favor: unanimous

John resumes the role of chair, and George returns to alternate status.

8:00 Status of stockade fence at Laura and Proctor Smith 40 Moss Flower Lane. Laura was asked to submit additional information in November relative to an ADA accommodation request she made at the October meeting. She replied that she would be traveling and it would be difficult for her to obtain the requested material. Responses to questions were not received, and the Smith's did not attend the meeting, so further discussion will take place during December's meeting.

8:12 Review of regulations and discussion due to other property complaints. There may be a public hearing held at a future time. John is investigating complaints of noncompliance raised at the September meeting.

By unanimous consent, Zoom access will be available during every Historic District Commission meeting.

8:22 Other business: Nancy asks about the house at 577 Canaan Street, where there is considerable visible trash and accumulations. Discussion. Nancy would like to see an update, about the house, on the agenda of every meeting.

Motion to adjourn: Tom 2nd: Mike

All in Favor: unanimous

Respectfully submitted,

Elizabeth Jutila, Secretary