

Draft Minutes

Historic District Commission

January 16, 2023

Mascoma Community Health Center

18 Roberts Road

Canaan, NH

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

Alternates: George Foley (by zoom), Chris Wolcott

Associates: John Dyer and Jerry Brightman

Absent: Alternate Bill VanZandt and Selectman Scott Borthwick

Building Inspector: John Hennessy

Public: Tim Galvin (by zoom), Harrold Mazzio (by zoom), Laura Cook and Mark Huckabone (by zoom)

7:15 John calls the meeting to order

Minutes from December 19, 2022, read by Elizabeth

Motion to approve: Mike Second Tom

All in favor: unanimous

Tracy and Tim Galvin 34 Cottage Lane, map I-D lot 23 House being constructed does not follow their approved application.

Timeline: 7/18/22 Commission approves application to replace foundation, and modify doors, windows, and roof.

10/2 Commission observes the building has been destroyed rather than modified.

10/17 Commission approves replacing building with same design approved 7/18/22.

1/12/23 Commission observes construction not following approved plan.

Recommendations: John recommends suspending the building permit. The Galvins need to reapply with a new application.

Motion: Tom moves to suspend the building permit.

Second Mike. All in favor: unanimous

HDC recommends to the Building Inspector that the permit be suspended.

Reasons given: The building does not comply with the 7/18 approval. No prior notice before the house was torn down. No prior notice building would look different than 7/18 approval. No prior notice that the building site would move westerly and violate the 30 foot setback requirement.

The plan and application will be addressed at the next meeting, February 20th.

8:20 Smith's 40 Moss Flower Lane. Question to the Attorney answered. If an ADA accommodation is requested, evidence of an impairment shall be provided, and evidence that the accommodation does or should provide some assistance or relief in dealing with the disability shall be provided. Such evidence shall be provided from a reliable source, such as a medical professional.

At the October meeting, such evidence was requested to be provided by the applicant in November, and the applicant agreed to provide it. The applicant was requested to attend either the November or December meeting. No evidence has been supplied to date, and the applicant has not attended recent meetings.

Tom motions to deny the fence rehearing held in October, since the only new information provided was a request for ADA accommodation, and to deny the insufficient request for ADA accommodation.

Second: Mike

All in favor: unanimous

ADA accommodation requests may be submitted at any time, but evidence must be provided.

Motion by Tom to require that the non compliant fence be removed by May first. Fence exceeds the 4 foot height limit, and stockade is not an approved fence style. Fence application was previously denied in September.

Second: Mike

All in favor: unanimous

Motion to adjourn Mike

Second: Tom

All in favor: unanimous

Respectfully submitted,

Elizabeth Jutila