

MEETING MINUTES

Historic District Commission Meeting

March 20, 2023

Approved April 17, 2023

Mascoma Community Health Center

18 Roberts Road

Canaan, NH

Members: Chair John Bergeron (JB), Mike Roy (MR), Tom Milligan (TM) and Elizabeth Jutila (EJ)

Alternates: Chris Wolcott (CW), George Foley (GF) via zoom

Absent: Alternate Bill VanZandt, Associate Jerry Brightman, Associate John Dyer, Select Board representative

Public: Tim Galvin – in person, Tracy Galvin via zoom

7:15 PM JB calls meeting to order

CW to prepare meeting minutes during this meeting

Motion to approve: EJ Second: JB

All in favor: unanimous

Revisit the Minutes from February 20, 2023

Motion to approve: TM Second: MR

All in favor: unanimous

Discussion on Election of Officers. Per Rules of Procedure, Election to occur at May 2023 Meeting. Term Renewals – GF 3 years, MR 3 years, TM 3 years – all willing to renew

7:25 PM Galvin Property 34 Cottage Lane, Map I-D Lot 23

Review of proposed changes to previously approved application for house under construction.

Updated renderings of building exterior submitted for review.

7:29 PM Public Hearing Opened

Motion to approve with changes as discussed: MR Second: EJ

Approved changes to previously approved application include:

- Modification of covered porch on East face of West wing in previously approved plans to an enclosed screened porch with knee walls clad in lap siding and insect screening above, with removable glazing for winter use.
- White PVC Lattice to be installed on vertical face of area below deck and covered porch. Lattice to be square lattice in lieu of diagonal lattice shown in rendering.
- Black wrought iron Juliet balcony-type rail and balusters to be installed in front of large sliding doors at West wing of home on North elevation facing Canaan Street Lake, as shown in rendering reviewed during this meeting
- Location of steps at South building entry to be relocated from South to West side of porch.

7:32 PM Discuss Short Term Rentals (STR)

- TM recommends discussing with Planning Board on whether STR regulation should be incorporated in District, and at a Town Level.
- JB will reach out to Planning Board on whether STR has been discussed or is something they'd like to discuss.

- JB recommends reaching out to Police Chief, Fire Chief, Goose Pond Assoc. and Village if they have had any issues with STR.

Discussion on sending HDC regulations and STR Guidelines to new residents in HDC. Distribution to include all new residents in last year and a half. EJ to send via USPS, CW to provide names and addresses.

Discussion on who new Select Board representative on HDC will be now that Scott Borthwick is no longer member of the Select Board. New Select Board representative is Dan Collins.

Status update on non-compliant fences in Historic District

- Rosenthal 569 Canaan Street- fence still in place, to be removed when ground thaws
- Smith 40 Moss Flower Lane - was invited to the meeting but did not attend.
- Clark 56 Moss Flower Lane - EJ spoke with Clarks on their fence, asked that they submit fence application to HDC for review. EJ to verbally remind the Clarks to submit application.
- Geoghegan 561 Canaan Street - fence request from last year per Application dated November 7, 2022 per Public Hearing November 21, 2022 to modify chicken wire along face of stone wall. Need to follow up on status.

Discussion on whether to modify ordinance to allow chicken wire type fencing. Conversation to be continued at subsequent meetings.

Discussion on whether HDC should be increased to 7 voting members from the current 5 voting members. Planning Board would draft Warrant Article, have Public Hearing and include it on the ballot for March 2024.

Motion to approve: TM Second: EJ

All in favor: unanimous

8:35 PM It was suggested to move HDC meeting to fourth Monday of the month when meetings occur on Monday Holidays.

Motion to approve: TM Second: MR

All in favor: unanimous

Trees on Canaan Street

- GF noted some damaged or dead trees on Canaan Street along the sidewalk, mentioned potential for discussion with residents on considering replacement with new trees.
- JB mentioned we may need to consult with DOT to understand any limitations on tree placement due to proximity for plows, TM agrees and JB to reach out to DPW
 - GF has researched trees appropriate for the area
 - TM recommends White Oak for pollinators and road salt tolerance

Update to Rules of Procedure which were last updated in 2009 to be discussed at next meeting.

Motion to adjourn: EJ Second: MR

All in favor: unanimous

Respectfully submitted,

Chris Wolcott