

Approved Minutes

Historic District Commission

February 20, 2023

Mascoma Community Health Center

18 Roberts road

Canaan, NH 03741

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

Alternates: George Foley, by zoom and Chris Wolcott

Absent: Alternate Bill VanZandt, Associate John Dyer and Jerry Brightman, Selectman Scott Borthwick

Public: By Zoom Tracy and Tim Galvin, Tim and Mary Fergeson

7:15 John calls the meeting to order

Minutes: Tom moves to dispense with the reading of January minutes and approve the minutes as submitted. Second Mike All in favor: unanimous

7:25 Application for Tim and Tracy Galvin 34 Cottage Lane.

Public hearing opened, followed by a detailed display of application contents. The applicant and members of the public provided commentary. The public hearing was then closed and the commission deliberated.

The application was found to meet the regulations, with waivers. After due consideration, waivers were issued as follows: 1) roof pitch of 3/12 on the east facing roof was granted in accordance with section VI, B of the regulations, 2) windows and sliders facing the lake were not found to be historic, and the historic requirements in sections VI, A & C of the regulations were waived based upon precedent at previously approved lake view projects, 3) polymer shakes usage and PVC trim usage were granted in accordance with the second sentence of section VI, E of the regulations, and 4) HVAC equipment placement on the woods side of the dwelling and generator placement on the woods side of the garage were permitted in accordance with sections III and XII of the regulations. Well protection area and water line location were discussed, but the Commission determined those items were not within our purview.

Following the above evaluation, the application with waivers was conditionally approved, and with conditions being 1) that the building separation agreements shall be filed at the Registry of Deeds, and 2) that all roof pitches shall be 8/12, with the exception of the east facing porch roof, which shall be 3/12.

Motion, made by John, to approve the application conditional upon recording a full set of agreements

Second Mike All in favor John, Mike and Elizabeth Opposed Tom

Other business: To be added to March's agenda, outstanding items to be reviewed

Fences

577 Canaan Street, for sale

Status of the Lucerne Inn 532 Canaan Street

8:45 Motion to adjourn: Mike Second Tom All in favor unanimous

Respectfully submitted,

Elizabeth Jutila, Secretary