

MEETING MINUTES
Historic District Commission Meeting
May 15, 2023
Mascoma Community Health Center
18 Roberts Road
Canaan, NH

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

Alternates: Chris Wolcott (CW), Bill VanZandt (BV), George Foley (GF)

Associates: Jerry Brightman (JB2), John Dyer (JD)

Select Board Representative: Stephen Freese (SF)

Public: John Jutila, Kristi Wilson

Absent: None

7:15 PM - JB calls meeting to order

Review the Minutes from April 17, 2023

Minutes accepted with Amendments.

Motion to approve: TM Second: EJ

All in favor: unanimous

7:18 PM - EJ recuses herself, Alternate GF stands in

7:20 PM - Jutila (406 Canaan Street) Pickleball Court Application

Public Hearing Opened

- Changes to Submission: Permanent Basketball hoops at each end
- Approved with permanent basketball pole and hoop/backboards at each end

Motion to approve: MR Second: TM

All in favor: unanimous

7:27 PM - EJ re-joins the meeting

7:30 PM - Trees on Canaan Street

- GF to lead group (GF, BV, JD, JB2) who will send letter to residents on the street to see who may be interested in new trees to replace old or non-existent trees along the street
- GF to reach out to NH Extension Service that provides tree saplings

7:35 PM - Wilson (44 Moss Flower Lane) Application for foundation, entryway modifications

Public Hearing Opened

Motion to approve: EJ Second: MR

All in favor: unanimous

7:41 PM - Banners at Canaan Museum

Proposal includes two 2ft x 6ft Banners with wording describing museum contents, some history.
Banners to be hung from second floor balcony.

- Historic District Regulations allow for one primary sign not to exceed 12 sf.

Motion to approve with two signs up to 2ft x 6ft: EJ Second: MR

All in favor: unanimous

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7:47 PM - 577 Canaan Street Conceptual Review

Anson Smith is the new owner and was present to discuss conceptual plans for the property. Trim samples, window cut sheets and a sketch of the Barn were provided for reference.

- Future use of building is currently unknown. Renovation at this stage to include exterior work such as replacement of existing siding, trim, windows and roofing with new materials.
- Completed renovation will reflect the building's existing exterior architectural composition, arrangement and proportions for the windows, lap siding, trim, porches, roofing, etc.
 - Exterior colors and general aesthetics to reflect Historic District Regulations. New siding to be white fiber cement with PVC trim, new roofing to be asphalt shingles.
 - New vinyl double hung windows with 6 over 6 grids are proposed. Existing are 2 over 2, but 6 over 6 are also appropriate for home's time period and reflect Regulations.
- HDC indicated that an Application must be submitted for review if work will include altering of property use, building's exterior appearance, use of materials that are not approved and other modifications as dictated in the Historic District Regulations.

8:00 PM - Outstanding Violations

1. Smith, 40 Moss Flower Lane - Fence
 - Abutter to East has had property surveyed to verify placement of fence on Smith property.
 - Per Notice of Violation, fence to be removed by May 1, 2023. It has not been removed.
Motion to continue discussion at June Meeting: TM Second: MR
All in favor: unanimous
2. Geoghegan, 561 Canaan Street - Fence
 - Discussion to continue in June
3. Clark, 56 Moss Flower Lane - Fence
 - Will submit application for June Meeting

Motion to continue discussion at June Meeting: TM Second: MR
All in favor: unanimous

8:20 PM - New Complaints from District Resident on compliance with Regulations

1. 392 Canaan Street (Roy Property)
 - a. Tennis Court: Tennis Court built in 1961 per Town Records, is grandfathered as it was in place before District was established.
 - b. Lattice Fence at North side of house: Lattice Fence was previously unpainted per photo from 1980s Canaan History Book. Since 1980s, it was replaced in kind, painted white.
 - MR recuses himself, CW stands in
Motion that fence pre-dates District and is grandfathered: TM Second: CW
All in favor: unanimous
2. 406 Canaan Street (Jutilla Property)
 - a. Glazing on North screened porch, Railing on North deck
 - b. Tennis Court Fence – not on Jutilla property. Fence is located at tennis court at 392 Canaan Street and can be viewed from yard of 406 Canaan Street
 - EJ recuses himself, CW stands in
Motion for EJ to submit an Application for Glazing and Railing: MR Second: TM
All in favor: unanimous
3. 56 Moss Flower Lane (Clark Property)
 - a. Metal wire fence over 4 feet in height
Motion for Clarks to submit Application for Fence: TM Second: MR
All in favor: unanimous

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8:28 PM - Chicken Wire Fencing

Discussion on whether to modify ordinance to allow chicken wire type fencing, to further define the term "fence". Conversation to be continued at subsequent meetings.

8:29 PM - Rules of Procedure

Conversation to continue at next meeting

8:30 PM - Election of Officers

Nominations:

TM - Chair, MR - Vice Chair, CW - Secretary, JB - Clerk

All in favor: unanimous

8:37 PM - Gratitude and Acknowledgement

As of this meeting, John Bergeron has resigned as the Chair of the Historic District Commission, but will remain involved as the Clerk. Elizabeth Jutila has resigned as the Secretary but will remain involved as an Alternate.

The Commission expresses great appreciation to John for serving as Chair of this Commission for the last 20+ years. His service to the Town of Canaan and this District is unparalleled and his persistent leadership on this Commission has provided a significant contribution to preserving the integrity, beauty and history of the Canaan Historic District.

The Historic District Commission also thanks Elizabeth for her years of service as the Commission's Secretary and for her tireless determination, commitment and generosity toward this Commission and to the preservation of Canaan Street Lake.

The Commission is grateful to the contributions made by John and Elizabeth over the years and are grateful for their continued future involvement in the Historic District Commission.

Motion to Adjourn: EJ Second: MR

Respectfully submitted,

Chris Wolcott