

MEETING MINUTES
Historic District Commission Meeting
June 26, 2023
Mascoma Community Health Center
18 Roberts Road
Canaan, NH

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

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

Associates: John Dyer (JD)

Select Board Representative: Stephen Freese (SF)

Public: Tim and Tracy Galvin

Absent: Jerry Brightman (JB2), Bill VanZandt (BV)

7:15 PM - TM calls meeting to order

Review the Minutes from May 15, 2023

Minutes accepted with Amendments.

Motion to approve: MR Second: EJ

All in favor: unanimous

7:20 PM – Galvin, 34 Cottage Lane, Application for Deer Fences around 3 fruit trees

- Public Hearing Opened
- Fencing will be temporary, located around each tree only
Motion to approve with stipulation that fences may remain for 2 years, will be reviewed again after that period if Galvins wish to extend the duration of time: EJ Second: MR
All in favor: unanimous

7:25 PM – Clark, 56 Moss Flower Lane, Application for Wire Mesh Dog Fence

- Public Hearing Opened
- Owner believes fence has been in place since 1989. Green wire fence is less than 4 feet in height.
- The fence is not noticeable from Moss Flower Lane (Private Road) and it is not visible from Canaan Street Lake (Public Way).
Motion to approve based on Rules of Procedure Appendix A: A 2 n: JB Second: EJ
All in favor: unanimous

7:40 PM – Canaan Historical Society: Application for Banners at Canaan Museum

- Public Hearing Opened
- Proposal includes two 2.8ft x 7.3ft banners with wording describing museum contents, some history. Banners to be hung from second floor balcony from July to October.
- Historic District Regulations VII allow for one primary sign not to exceed 12 sf for institutional and government buildings.
Motion to approve with two signs up to 2.8ft x 7.3ft exempt from Section VII and XII, provided that they are displayed for no more than 4 months per year: TM Second: EJ
All in favor: unanimous

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8:00 PM – Cook & Huckabone, 14 Apple Blossom Lane

- Discussion on whether Application is needed for replacement of existing 13ft x 21ft wood deck with new 15ft x 21ft concrete patio and no railings. Deck and proposed patio are not visible from Public Way.
- Per HDC Rules of Procedure Appendix A, A 2 n, the HDC takes no exception to what has been proposed as it is not visible from the Public Way and no Application is required. Should any work occur beyond that which is described during this meeting and as stipulated in the Historic District Regulations, a formal Application shall be provided for review.

8:15 PM – Jutila, 406 Canaan Street, Barn Application

Public Hearing Opened, EJ recuses herself, CW fills in

- Work includes demolition of existing barn and replacement with new larger barn. New Barn to be located in same location as existing. New barn to be 35 ft x 52 ft, wider but same length as existing. Color to be 'Country Red' to match color of existing barn and barn at adjacent property (Ritchie).
Motion to approve as submitted and with same color as existing barn: MR Second: JB
All in favor: unanimous

8:25 PM – Jutila, 406 Canaan Street, Deck and Railing Application

Public Hearing Opened, EJ recuses herself, CW fills in

- Modification to existing wood railing to 'X' from existing 'V' shape, similar to railing that exists at 532 Canaan Street
- New railing to be wood, painted white, new decking to be composite. No change to size of existing deck.
Motion to approve: MR Second: JB
All in favor: unanimous

8:30 PM – Jutila, 406 Canaan Street, Porch Windows Application

Public Hearing Opened, EJ recuses herself, CW fills in

- Original Application in July 2013 was for screened porch with cathedral ceiling and screening up to ceiling.
- Current Application for insect screens for 4 months and glass panels without muntins to replace screens for 8 months. Porch does not have cathedral ceiling.
Motion to approve based on precedence of similar structures on Canaan Street: without cathedral ceiling, with use of insect screening for part of the year and glazing without muntins for remaining portion of the year: JB Second: TM
All in favor: unanimous

8:45 PM – Outstanding Violations

1. Geoghegan/Labombard, 561 Canaan Street - Fence
 - TM to send formal letter requesting response in 30 days
2. Smith, 40 Moss Flower Lane - Fence
 - Abutter to East (Tax Map I-D Lot 36, Cole / Henry) has had property surveyed to verify placement of fence on Smith property. Initial Surveyors Report provided to HDC for reference indicates that fence is mostly located on abutter's property.
 - Per Notice of Violation, fence to be removed by May 1, 2023. It has not been removed.
Motion to request Select Board to authorize Town Lawyer to send Letter to Smiths, request fence to be removed: TM Second: MR
All in favor: unanimous

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9:00 PM – Trees on Canaan Street

- GF provided update, plans to walk Canaan Street with NH Extension Service Forester for our area, Jim Frohn, to review trees on the street

9:03 PM - New Business

- John Bergeron has resigned, opening a full member slot on the Commission
 - Pending Select Board Approval, Chris Wolcott has been nominated to a full member position and John Bergeron has been nominated to an Alternate position, Elizabeth Jutila to remain as a Member.

Motion to approve for Select Board review: JB Second: MR
All in favor: unanimous

9:05 PM - Conversation to continue at next meeting:

- Chicken Wire Fencing
Discussion on whether to modify ordinance to allow chicken wire type fencing, to further define the term “fence”.
- Rules of Procedure

Motion to Adjourn: EJ Second: JB

Respectfully submitted,

Chris Wolcott