

MEETING MINUTES
Historic District Commission Meeting
July 17, 2023
Mascoma Community Health Center
18 Roberts Road
Canaan, NH

Members: Chair Tom Milligan (TM), Secretary Chris Wolcott (CW), Elizabeth Jutila (EJ),
Alternates: John Bergeron (JB),
Associates: Jerry Brightman (JB2),
Select Board Representative: Stephen Freese (SF)
Public: Mark Huckabone and Laura Cook, William Rich and Sylvia Hahn-Griffiths (via Zoom)

Absent: Vice Chair Mike Roy (MR), John Dyer (JD), George Foley (GF), Bill VanZandt (BV)

7:15 PM - TM calls meeting to order

Review the Minutes from June 26, 2023

Minutes accepted with Amendments.

Motion to approve: EJ Second: SF

All in favor: unanimous

7:18 PM – Select Board has accepted nomination of CW as a Member, JB is now an Alternate

7:19 PM – JB will stand in for MR

7:20 PM – Cook & Huckabone, 14 Apple Blossom Lane

Public Hearing Opened

- Hard copies provided of shed roof slope, slope is 5.4:12, HDC Regulations call for 5.6:12

Public Hearing Closed 7:25 PM

- Per Section VI, *Any deviation from the approved colors requires prior Commission approval.*

Motion to approve the Application as submitted, including exterior paint color of 'Meeting House Blue' as it is a *Historic New England - Historic Colors of America* color and with Shed roof being a gambrel roof style that substantially complies with the regulations: EJ
Second: SF

All in favor: unanimous

7:32 PM – Roger Baldwin, 342 Canaan Street, Barn Application

Public Hearing Opened

- Relocation of existing barn from 406 Canaan Street, modification including removal of existing small shed and new siding on face of barn where shed removed.

Public Hearing Closed 7:39 PM

Motion to approve pending NH DES Shoreline Permit Approval, Set Back Separation Agreement filed with Town and Town of Canaan Building Permit: JB Second: EJ

All in favor: unanimous

7:40 PM – Anson Smith, 577 Canaan Street, Change of Use from single family to multi-family

Public Hearing Opened

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Discussion on proposed exterior materials, scope of work

Public Hearing Closed 7:45 PM

- Change from Application: Existing Carriage Shed to be used as Fifth Apartment
- Mr. Smith to review and verify square footage of each proposed apartment meets min. 700sf per Historic District Regulations

Motion to approve exterior materials, to delay decision on quantity of apartments, as agreed to by Applicant: SF Second: EJ
All in favor: unanimous

Discussion to be continued at August HDC meeting.

8:10 PM – Rich, 520 Canaan Street, Cottage Renovation & Addition

Conceptual Discussion on proposed addition to Cottage, installation of new piers

HDC agrees to intermediate meeting on July 31, 2023 at 7:15 PM to review HDC Application

8:30 PM – Old Business

1. Geoghegan/Labombard, 561 Canaan Street - Fence
 - Follow up at next meeting
2. Smith, 40 Moss Flower Lane - Fence
 - Per Notice of Violation, fence to be removed by May 1, 2023. It has not been removed.
 - Town has consulted with Town Attorney, and have formulated a plan to proceed.

8:35 PM – Trees on Canaan Street

- JB provided update. JB walked Canaan Street with NH Extension Service Forester Jim Frohn to discuss potential tree options, NHES has indicated there are a variety of tree options that can survive, but they will need to be planted in an oversized hole with lots of good quality soil due to poor soil quality in close proximity to the street.

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

- Discussion on whether to modify ordinance to allow chicken wire type fencing, to further define the term “fence”.
- Fire Pits, *Structure*: Anything on or in the ground
- Rules of Procedure

Motion to Adjourn: EJ Second: JB

All in favor: unanimous

Respectfully submitted,

Chris Wolcott