

MEETING MINUTES
Historic District Commission Meeting
October 16, 2023
Mascoma Community Health Center
18 Roberts Road
Canaan, NH

Members: Chair Tom Milligan (TM), Vice Chair Mike Roy (MR), Secretary Chris Wolcott (CW), Elizabeth Jutila (EJ)

Alternates: John Bergeron (JB), George Foley (GF),

Associates: N/A

Public: Anson Smith, Aaron Simpson (Attorney for Anson Smith), Joshua Kierstead, Tim Galvin

Select Board Representative: Stephen Freese (SF)

Absent: Bill VanZandt (BV), Jerry Brightman (JB2), John Dyer (JD)

7:15 PM - TM calls meeting to order

Review the Minutes from September 18, 2023

Motion to approve with amendments: EJ Second: MR

All in favor: unanimous

7:20 PM – Anson Smith, 577 Canaan Street – Application for Apartments

Public Hearing Opened

Garage / Carriage House Application:

Approval is conditional upon the following: Approval for first floor apartment only, second floor apartment is not approved. The sketch included with the Application will be amended to reflect an accurate roof pitch, elimination of the second floor door and balcony and with addition of a simulated hayloft door to match existing. One of the Mini split units will also be eliminated from the sketch. The man door shown on the rear elevation of the sketch is approved if installed. A revised sketch for this application to be provided within 5 days of this hearing as a condition of approval.

Motion to Approve Application with conditions: MR Second: EJ

All in favor: unanimous

Motion to continue hearing for Renovation to the house at November 20, 2023 Meeting on or about

7:20 PM: Consensus and per Agreement by Mr. Smith

8:25 PM – Tim Galvin, 34 Cottage Lane

Public Hearing Opened

Motion to approve: EJ Second: MR

All in favor: unanimous

8:30 PM – Old Business

1. Geoghegan/Labombard, 561 Canaan Street - Fence
 - Work is being performed by homeowner to address the issue
2. Smith, 40 Moss Flower Lane - Fence
 - Selectboard Representative and Town Administrator to communicate with the Smiths.
3. Trees on Canaan Street

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8:36 PM – Other Business

1. Old North Church

- Old North Church is a property tax exempt non-denominational church that now may be subject to taxation. Old North Church Committee will continue to file for tax exempt status as a non-profit, but should this be rejected by the State, the property will be subject to taxation at the Canaan Historic District Rate. The property is not insulated, has no electricity and no running water.

8:50 PM – New Business

1. Land between 486 and 496 Canaan Street has been sold. Welcome Letter to be sent to new owners.

9:00 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: MR
All in favor: unanimous

Respectfully submitted,

Chris Wolcott