

SANBORNTON HISTORIC DISTRICT COMMISSION
MINUTES-February 9, 2021 @ 7:00 P.M.
TOWN OFFICES- 573 SANBORN ROAD, SANBORNTON, NH
Due to the Coviv-19 Emergency there was no physical presence

Telephone access was provided; 425-436-6394. Access code: 554608#

1. The Meeting was called to order by the Chair, Franz Vail at 7:01 P.M.

The Chair opened the meeting by reading into the record the Meeting Preamble during COVID-19 Emergency.

“Good Evening, as Chairman of the Historic District Commission, I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A; 2, III, (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, I also find this meeting is imperative to continued operation of Sanbornton town government and services, which is vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

At this time, I also welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Any person found to be disrupting this meeting will be asked to cease the disruption. Should the disruptive behavior continue thereafter, that person will be removed from the meeting.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let’s start the meeting by taking a Roll Call attendance. When each member states their name, also please state whether there is anyone else in the room with you during this meeting, which is required under the Right-to-Know Law.”

2. Roll call. Franz Vail- no one present; Stuart Dyment- no one present; Nina Gardner- no one present; Sam Swartz-no one present; Tim Cline- no one present.

Not present were Jim Dick, selectmen’s representative (regular member) and Barbara Whetstone, alternate member.

3. Nina Gardner agreed to take Minutes of the Meeting.

4. Review and approval Minutes of Previous Meeting.

Minutes of December 8, 2021 meeting. The Chair indicated that the Minutes had been properly posted, but realized that he had not sent them off to members for their review prior to the meeting tonight. Approval of the Minutes was rescheduled to the next meeting.

The Chair indicated that the Public Hearing on the proposed building on Winchester Drive was Scheduled for 7:15 PM. So he felt it was possible to begin discussion of the Haddad fence issue. Item 6b on the agenda

Old Business.

6b. Further discussion of fence at 10 Tower Hill Road.

The discussion resumed from the December meeting. Both Sam Swartz and Stuart Dyment indicated that they had done some research and suggested that finials on the metal fence should be spikes. Mrs. Haddad commented that the owners (she and her husband) prefer balls, not the spikes as suggested.

She noted that based on the recent survey of the Historic District by Mae Williams, their property at 10 Tower Road had only two remaining vestiges of a historic character, namely setting and location.

Stuart Dyment stated that he had driven by Canterbury Shaker Village and saw a fence application there that he thought might be appropriate. It was a wooden picket fence that had a backing that enabled it to be hung over the existing wrought iron fence, such that it acted as a cover over that structure beneath.

Tim Cline thanked the Haddads for their continued willingness to work with the Commission. He asked about what the appropriate spacing might be for placement of the finials or balls might be that would harken back to make the existing fence appear more traditional.

Mrs. Haddad mentioned that they had done a bit of planting around the exterior of the fence. She said Rose of Sharon bushes and forsythia had been planted and would add screening to the existing fence.

Sam Swartz indicated that he was pretty happy with the placement of balls on the major posts and the plantings that had been done.

Both Nina Gardner and Franz Vail indicated that they too were comfortable.

5. As the time of 7:18 had arrived, the Chair opened the hearing on the application of Anna McLoon for a log home to be built on the private road, Winchester Drive in the Historic District. Also present was Robert Clay.

The Chair in his opening noted that the proposed home was not of a period of most of the homes in the district. He did note, however, that in the period 1987-88 another log home was proposed for the district and a resolution was forged for an agreement regarding tree screening on the property.

Franz Vail noted for the record that all notices had been sent to the abutters and a copy of the hearing notice was printed in a newspaper of general circulation.

Ms. Anna McLoon presented her application. She stated that she proposes to construct a 1 ¾ story log cabin home with a breezeway connecting the house to the two car garage. There will be three front dormers with a chimney running in front of the middle (center) dormer. The home will be 350 feet from the road and set back on a knoll. She stated that she only intends to clear 100 feet to the left of the front of the property.

Franz Vail commented that the house appears to be towards the back of the lot, on a bit of a knoll.

Sam Swartz noted that you can see up into the lot in wintertime. He asked if the applicant would be willing to do more planting to add to the visual screen. Ms. McLoon stated that she would.

Stuart Dymant asked how this proposed structure fits into the Federal or Georgian architectural period. Anna McLoon indicated that it did not directly, it does have gable dormers, and the siding is wood. Otherwise, it is not a colonial structure, so it does not look like one.

Tim Cline inquired as to proposed finishes and colors. Ms. McLoon stated that the building is constructed with log siding, it would have a dark stain. The roof would have forest green shingles, any paint color would be a green and she thought window trim would be natural wood.

The Chair opened the hearing to abutter's comments.

Janice and Jim Kulas, 1 Winchester Drive stated they felt that this proposal could work out as they had made some changes to their own property when meeting with the Commission, so felt it was similarly possible for Ms. McLoon to do so. Janice remarked that the home would not really be seen from the road, considering how far back into the property it was being situated.

Brian Bozak, 612 Sanborn Road also spoke. Knowing how far back into the lot the home was being sited, they were fine with it, noting that they were the property owners right across the road.

Dave Yeaton, 635 Sanborn Road, raised a question about the driveway entrance onto Sanborn Road. Dr. Yeaton stated that the proposed driveway location creates a difficult entrance onto Sanborn Road. The driveway to his property had been similarly sited and he went to the state and got his driveway location changed. He suggests that Anna McLoon consider doing the same.

Mrs. Kulas suggested that it might be worth taking the matter to the state.

The Chair closed the Public Hearing at 7:41P.M.

Nina Gardner offered the first discussion comment suggesting the key to approval was having a visual screen and making certain that it is there in place long term.

Franz Vail offered that what is proposed is essentially a cape style home with log siding, He would not want to create an eye sore in the district. But he noted, we cannot build a contributing structure in the district as we now know from our recent historical district survey. He stated, let us not detract from the district.

Sam Swartz returned to the issue of painting, should there be something more than just natural, dark stain used. He suggests that Ms. McLoon use an antique palette paint for window trim, if they are to be painted, rather than stained.

Stuart Dymant inquired as to what more we could propose to modify the structure. If we allow this as proposed, he believes, we would no longer have a Historic District.

Sam Swartz commented that he felt the issue of new construction is addressed in the Standards and Guidelines.

Tim Cline asked for more specifics about the third dormer and chimney location.

Anna McLoon responded that the third dormer is for the chimney stability. It is centered between the other two dormers.

Sam Swartz inquired, "The third dormer is in front of the house?" Again responding, Anna commented that the dormer is going to be behind the stone chimney, with smaller windows angled to each side of the chimney structure. She reiterated that the main entrance to the house is between the breezeway and garage, there is no front door.'

Tim Cline raised the question of window applications, wondering if they should be divided lights.

Robert Clay, who appeared with Ms. McLoon, explained the proposed windows. They are double hung one over one windows.

Sam Swartz commented that adding pop-in divided lights can be an expensive proposition and maybe prohibitive in cost, and is perhaps too much to ask of the applicant.

Mr. Clay reiterated that they need the construction to be started. They are required by their contract to pay for the house by the 28th of February, so continuing the hearing for further discussions about window applications would be a hardship.

Tim Cline commented that he thinks the key to this application's approval lies in the concept of a suitable visual barrier.

Franz Vail made the following motion: Move that the application of Anna McLoon be granted for construction of a log home on Winchester Drive (a Private Road) in the historic district with the following conditions: if the home as sited in the application is visible from the road then additional native vegetative screening will be required to be added, and maintained in perpetuity. The Motion was seconded by Sam Swartz.

A roll call vote was required. Voting to approve were Sam Swartz-Aye; Tim Cline- Aye; Nina Gardner- Aye; Franz Vail-Aye. Voting in the negative (not to approve) was Stuart Dyment- No.

Franz Vail stated he will complete the necessary paperwork so that the applicants can get their building permit underway.

6. b Returning to the prior discussion of the Haddad property, Sam Swartz suggested putting the proposed iron balls on the main posts of the fence and having the pointed finials on the remaining portions of the fence. After further discussion, Sam Swartz stated that the fence is a pretty simple structure and could see simply placing the balls on the main posts. This is what the Haddads stated they would prefer.

Nina Gardner made the following motion- To approve adding wrought iron balls to the main posts of the existing wrought iron fence. The Motion was seconded by Sam Swartz.

A roll call vote was required. Voting to approve (voting yes) were Sam Swartz-Aye; Nina Gardner-Aye; Tim Cline- Aye; and Franz Vail- Aye. Stuart Dyment voted to abstain from the vote.

Mrs. Haddad thanked the Commission for its willingness to work with them regarding their fence issues.

6a. The Chair reported that the CLG grant application has been submitted. He mailed it on February 8.

7. New Other Business.

Tim Cline suggested that the Commission should take some time to revisit the Standards & Guidelines in future meetings.

Franz Vail also mentioned that he has served as Chair for a long time and raised the issue of a changing of the guard at some point in the future.

8. Adjourn.

Sam Swartz made the Motion to adjourn the meeting. It was seconded by Tim Cline.

A roll call vote is required. Those voting in the affirmation (vote is yes) were: Stuart Dymment-Aye; Sam Swartz-Aye; Nina Gardner-Aye; Tim Cline-Aye; and Franz Vail-Aye.

The meeting was adjourned at 8:42 P.M.

Minutes prepared from notes taken by Nina Gardner, acting secretary.

