

**SANBORNTON HISTORIC DISTRICT COMMISSION
MINUTES-May 12, 2020 @ 7:00 P.M.
TOWN OFFICES- 573 SANBORN ROAD, SANBORNTON, NH
Due to the Coviv-19 Emergency there was no physical presence**

The Meeting was called to order by the Chair, Franz Vail at 7:06 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.”

II. Roll call. Nina Gardner- no one present; Jim Dick- no one present; Franz Vail- no one present; Stuart Dymont- no one present; Sam Swartz-no one present and Barbara Whetstone, Alternate- no one present.

Not present was Tim Cline. In the absence of Tim Cline, the Chair designated Barbara Whetstone as a voting member for the meeting.

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

IV. Review and approval Minutes of Previous Meetings.

Minutes of April 14, 2020 Meeting. It was determined that the Minutes had not been distributed to the members so no action was taken on the Minutes. Nina Gardner noted that perhaps the Minutes should reflect that there was no physical presence at the Town Office location for the meeting. Once the correction was made, the Minutes would be sent back to the Chair for distribution to the members.

The Chair asked those members who had previously spoken out or had taken a public position regarding the Solar Gardens Project on Tower Hill to recuse themselves when we get to that part of the meeting. Sam Swartz indicated that he would recuse himself.

V. New Business. Hearing on proposed barn/shed structure on property owned by Priscilla Bodwell, 42 Meeting House Hill Road. Joseph Bodwell, applicant, on behalf of the owner.

As an abutter to the proposed project at 42 Meetinghouse Hill Road, Sam Swartz recused himself from participating in the discussion and any vote.

The Chair called the Public Hearing to Order at 7:17 P.M. with Joe Bowell participating by phone.

Joe Bowell explained that he was present on behalf of his grandmother and that he sought to construct a 3 sided barn on the property at 42 Meeting House Hill Road. It would be a 24 foot square structure with a shed roof, and would be open on the south side. It would be constructed from timber cut from the property in a board and batten fashion with 2 doors on the east side of the structure. The front elevation is 14 ft. and it slopes down to 6 ft. The 24ft. x 12ft. section to the rear would be used for hay storage. The building is meant to house a single dairy cow. Essentially the building would be a pool barn.

Stuart Dymont noted that the drawing with the application showed the framing structure of the door on the exterior and thought it would appear more appropriately if that were done on the interior of the door. Joe Bodwell agreed with the suggestion and would move the framing structure to the inside of the doors.

Barbara Whetstone inquired "Is the proposed barn going to be located near the big oak tree up above where the Christmas trees are." Joe Bowell indicated it was.

Abutter Sam Swartz indicated that he had visited with Joe and Josie at the proposed site. He may be able to see the shed from his property. His only real concern had been with the metal roof proposed, but as there are already metal roofs on other structures on the property, it seemed appropriate.

There were no other abutters present and the Chair closed the public hearing at 7:25 P.M.

Discussion of the Bodwell application followed.

Stuart Dymont commented that he could only imagine what this structure will look like. He wishes that there was a better drawing on the building.

The Chair commented that if this was a structure more complicated than the proposed cow barn, he might agree we might need something more detailed. But to him, the sketch presented with the application was suitable.

Nina Gardner concurred. Barbara Whetstone mentioned that there was a similar type structure on Calef Hill Road Stuart could look at, if he was uncertain what the proposed building might look like.

Jim Dick made a Motion, seconded by Nina Gardner, to approve the application of Priscilla Bodwell, submitted on her behalf by Joseph Bodwell, to build a pole barn at 42 Meeting House

Hill Road, as was modified by the verbal agreement to put the door structure reinforcement on the interior of the doors, rather than on the outside. The vote was taken by Roll Call as follows: Stuart Dymont-Aye; Nina Gardner- Aye; Barbara Whetstone- Aye; Jim Dick- Aye; and Franz Vail- Aye. Sam Swartz abstained. The Motion carried.

The Certificate of Approval would be signed by the Chair Franz Vail based on his cross check with Minutes prepared by Nina Gardner.

VI. The Commission next turned to a discussion with New England Solar Garden. Sam Swartz recused himself from the discussion as he had a sign in opposition to the project posted on his property.

Andrew Keller joined the meeting via telephone, explaining that the purpose of their request to appear before the HDC was not to ask for any motions or approvals. Rather, he explained it was to make certain that the project had reached out to the HDC as part of the Division of Historical Resources RNC #9187 review. Part of this process requires that if any portion of a project goes into a Historical District, then they must give notice to the Town.

Michael Redding of New England Solar Gardens had sent along a revised plan showing that the array of solar panels had been moved away from the Historic District boundary. The previous plan had a few panels that crossed the zoning line, so the revised plan fixes that. The project has no panels in the district.

With the revised plan, on 9/17/19 the Division of Historical Resources had signed off on the project.

During the course of discussion it was determined that the map provided on April 30 was not the most recent plan, which as previously described, had been further adjusted. Mr. Keller also explained that any upgrades to the telephone (utility lines) by Eversource will be consistent with what they are able to do in the regular course of their business.

Franz Vail noted that as the proposal had originally included panels in the Historical District, and that it no longer does, there is no action required of the Commission. NE Solar Gardens had been very diligent in taking care of the concern that there had been a few panels within the district, as shown on the map that had been submitted.

Barbara Whetstone commented that she had personal experience with Eversource in the course of their ongoing work in town. Eversource has been doing pole replacement work throughout the town as part of their normal work and they had planned to replace a pole on her property that would have been right in front of her house. After some effort she was able to reach the person at Eversource who was in charge of the process, and they were able to work out an alternative pole placement. She wants to make certain that property owners know that they can ask Eversource for outreach as they work on poles.

Jim Dick asked Mr. Keller to make certain that the town gets a copy of the most updated drawing showing the panels removed from the district. Mr. Keller indicated that he would do so.

As this time, Debra Schneckloth, an abutter, joined the meeting on the telephone. She commented that she did not realize this issue was before the commission as she had not seen an agenda. She mentioned that the agenda did not appear to have been posted. The Chair explained that the Public Hearing for the Bodwell matter had been noticed and posted and

perhaps the agenda had not been, although he was not aware of this. He explained further that this matter involving New England Solar Gardens project was not a public hearing, rather a consultation between NE Solar Gardens and the HDC.

Andrew Keller explained that the state required that the HDC be notified of any mapping changes, and that is precisely what this meeting was about. It was not a public hearing and no action was required of, or taken by the HDC.

Nina Gardner explained that this was merely a process of notifying the HDC that there was no activity that would take place in the district that would in fact require action, and there was also further clarification regarding the process of utility pole placement within the district, and the process governing that.

Deborah Schneckloth asked for clarification as to the Historic District boundary with reference to the placement of the panels. Working with the plan that was available, Jim Dick was able to explain the orientation of the map and could see that there were two panels to the east side that were moved to the west side of the array, making it clear that there were no panels located in the district. Andrew Keller confirmed this statement, indicating that the revised map showed these two panels moved.

The Chair thanked Mr. Keller for bringing this matter before the Historic District Commission.

VII. Other Business.

There was no other business to come before the Commission.

VIII. Adjournment.

Nina Gardner made a Motion to Adjourn, seconded by Jim Dick. A roll call vote was taken- Franz Vail-Aye; Nina Gardner-Aye; Jim Dick- Aye; Stuart Dymont- Aye; Sam, Swart- Aye; and Barbara Whetstone- Aye.

The meeting was adjourned at 8:05 P.M.

Minutes taken and prepared by Nina Gardner.
Acting Secretary