

**SANBORNTON HISTORIC DISTRICT COMMISSION  
MINUTES-July 13, 2021 @ 7:00 P.M.  
TOWN OFFICES- 573 SANBORN ROAD, SANBORNTON, NH**

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

1. The Meeting was called to order by the Chair, Franz Vail at 7:06 P.M.
2. Roll call. Franz Vail, Nina Gardner, Sam Swartz and BOS representatives Bob Lambert.  
A quorum was present.

Not present were Tim Cline (regular member), Stuart Dymont (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 May 11, 2021. A Motion was made by Bob Lambert, seconded by Nina Gardner, to accept the Minutes as presented. The vote was unanimously in the affirmative.

5. 7:15 P.M. public Hearing on Application by Joe and Maria Haddad, improvements to garage within Historic District.

The Chair opened the hearing at 7:15 PM and noted for the record that the application had been properly submitted and notice given to the abutters. No abutters were present either in person or by telephone. He further explained that the applicants would provide an explanation of their proposed project, then members of the Commission could ask questions.

Mr. Haddad explained that the garage is located across Tower Hill Road from their home. The garage sits on a stone foundation. He is proposing painting the garage, replacing the existing roof and changing the garage door. The paint color would be the same as that on the house across the street.

The roof shingles will be a pewter gray and it his plan to reroof the house eventually to match the new shingles and color on the garage. (He understood that when he intends to reroof the house he should again reach out to the Commission.)

At the suggestion of Nina Gardner, Franz Vail read from our new Historic District Study, where Mae Williams had made note of the existence of the garage, stating it was likely built in the 1960"s.

Discussion next turned to the current doors on the garage which include a row of windows. It was requested that replacement of the door should match as closely as possible that which is existing, but that it can be without glass windows.

Noting again, that no abutters were either present in person or online via telephone, the Chair closed the hearing a 7:26 P.M.

Bob Lambert inquired of the Haddad's when they expected to begin work on the garage, to which he replied probably mid-August. He was asked to provide a picture of the garage doors

to be included in our files.

A Motion was made by Sam Swartz, seconded by Nina Gardner, to approve the application conditioned on receiving a picture of the garage door they plan to use, as similar to the existing as the one that is there currently. The vote was unanimously in the affirmative.

Old Business.

6a. Status of the application for the 2021 CLG grant program.

Franz Vail reported that he had heard nothing from the state regarding the status of funding.

Sam Swartz indication that he had been trying to reach out to Historic New England and was having some difficulty connecting with them.

7. New Other Business.

Nina Gardner reported that she had begun some preliminary work trying to obtain further resources from other Historic Districts within the state as we had previously discussed at our February meeting. She had found a valuable resource person, Noah D. Hodgetts at the Office of Strategic Initiatives who had provided her with links to locate some of the other HDC ordinances and regulations. A copy of the email was distributed to the members present.

The following links were included in the email the first being part of the Municipal Land Use Regulation (MLUR) Survey. See:

<https://www.nh.gov/os/planning/services/mrpa/documents/historic-district-ordinance.xlsx.htm>

Note: That some of the UILs in this excel link to a communities' historic district ordinance while others link to historic district guidelines.

For other information on other topics on the MLUR Survey see:

<https://www.nh.gov/os/planning/services/mrpa/land-use-survey.htm>

Mr. Hodgetts also mentioned that in 2020 a program was held by NHMA. The slides and recording for the "Introduction to Architectural Regulations for Planning Boards and Historic District" from this program can be found at:

<https://www.nhmunicipal.org/workshop-material/2020-land-use-law-conference.htm> You will need to scroll to the middle of the page.

Sam Swartz also agreed to begin looking at these documents for future discussion.

8. Adjourn.

Sam Swartz made the Motion to adjourn the meeting. It was seconded by Franz Vail. The vote was unanimously in the affirmative, and the meeting was adjourned at 7:54 P.M.

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