

**SANBORNTON HISTORIC DISTRICT COMMISSION  
MINUTES-July 12, 2022 @ 7:00 P.M.  
Town Office Meeting Room- 573 Sanborn Road  
SANBORNTON, NH**

I. The Meeting was called to order by the Chair, Franz Vail at 7:02 P.M.

II. Members present: Franz Vail, Sam Swartz, Brandon Deacon, Select Board representative. Member Nina Gardner and Alternate Barbara Whetstone were not present. Kyle Orde was present and sat with the board as a possible new member.

III. Franz Vail agreed to prepare the Minutes of the Meeting, with help from notes that Sam Swartz would keep.

The Chair opened the meeting noting that the Public Hearing on the Archibald Property is scheduled in the official notice for 7:15 P.M.

IV. Review/Approval of Minutes of June 14, 2022 and June 23, 2022.

On a Motion made by Sam Swartz, seconded by Brandon Deacon, the Minutes of the June 14, 2022 meeting were approved. The vote was unanimous.

On a Motion made by Sam Swartz, seconded by Brandon Deacon, the Minutes of the June 23, 2022 meeting were approved. The vote was unanimous.

With some time available prior to the opening of the public hearing, the Chair introduced Kyle Orde, explaining that he now serves as an alternate on the Planning Board and has expressed an interest in filling the vacant full-member position on the Historic District Commission. Kyle is 31 years old, lives on Knox Mountain Road and wants to serve on town boards to help prevent inappropriate growth he saw where he lived previously. Kyle owned an 1800 horse farm in Connecticut and appreciates historic properties. He has served on town boards in the past. The HDC members present welcomed Kyle's interest and urged him to complete a volunteer form. Brandon will convey this board's approval to the Board of Selectmen.

V. Public Hearing for COA, Gay Archibald, new garage.

Gary & Gail Archibald contacted the Chair on Monday to say that they would not be able to attend tonight's meeting in person and inquired if they could participate via Zoom. The Town Administrator, Trish Stafford, changed public notices to include Zoom and set up a meeting. Brandon Deacon opened the Zoom meeting as the meeting began and both Gail and Gary Archibald signed in. No other persons connected via Zoom. One abutter, Jon Sanborn, was present in the Town office.

The Chair opened the Public Hearing at 7:15 P.M. as advertised and explained the process for the hearing. There would be a presentation by the property owner, then questions from the commission members, followed by any questions from abutters or the public. Then the hearing would close and the commission would consider whether to take action on the proposal.

Gary Archibald explained the application is for his property on 81 Hunkins Pond Road Sanbornton, Tax Map #23, Lot 6-2. He seeks approval for new construction of a garage on the

east side of the lot. Mr. & Ms. Archibald had appeared before the Commission at the June 14<sup>th</sup> meeting so the Commission was familiar with the proposal. Mr. Archibald noted that the roof shingles would match those on the house, the color would be the same as the house, there would be a 10' garage door and to its right, a walk-through door. They were required to have a \$600 engineer analysis for snow load.

Franz Vail asked if they had applied for a building permit - Mr. Archibald replied yes. Brandon Deacon asked about orientation – the gable end will face the house, not the road. When asked about a window, Mr. Archibald stated that he planned to add a six over six double hung window on the street side at a later date. The Chair asked if there were any questions from the public. Mr. Sanborn stated he had no questions, that everything seemed straightforward. The Chair closed the public hearing at 7:21.

Brandon Deacon inquired whether the Commission needed permission to act with only three of five members present. The Chair responded that the HDC bylaws state that a quorum was required with a majority of those present voting for approval. Mr. & Mrs. Archibald stated they had no objections and would accept the decision of the three members present.

Franz Vail stated that this property is the last home in the District as one travels east on Hunkins Pond Road, it is a modern house. He believes the proposed garage is acceptable in this location and fits with the existing structures. This garage would not be appropriate at a historic house in the Square, however. A discussion of T1-11 siding ensued and it was thought to resemble vertical board siding.

Sam Swartz moved to approve the proposed application from Gary Archibald for construction of a Tuff Shed garage from Home Depot on his property at 81 Hunkins Pond Road, Sanbornton. Brandon Deacon seconded the Motion. The project was approved by unanimous vote.

## VI. Old Business.

### a. Membership vacancy.

This item was discussed while the Commission waited until 7:15 to begin the public hearing. Kyle Orde will complete a volunteer application and the Board of Selectmen will take up the appointment.

### b. CLG Grant Costs.

Franz Vail indicated that because he had estimated venue rental at \$475 for each of the presentations, and actual rental costs for the Town Hall and Lane tavern add up to only \$60, there is an under-run in costs of approximately \$850. (Note: total grant application costs for these presentations was \$3350) As this is a 60/40 matching grant, the town stands to be reimbursed approximately \$1500, not quite enough to cover the costs of Historic New England and Mae Williams (\$1780). It had been hoped that "in-kind" labor and donations would cover the Town's 40%, and the 60% reimbursement from the State would fully reimburse the Town's outlay. At this time, these are estimated numbers. Franz Vail is scheduled to speak with Amy Dixon at NH-DHR next week. Brandon Deacon made the point that the \$60 cost for venue rental is a "cost", not a "value". Perhaps NH-DHR will accept a larger number in the grant reimbursement request.

c. Filing.

Franz reported that Nina won't be able to meet and clean up the Commission files for some time as she had knee replacement surgery today. Barbara Whetstone indicated she can be available in the fall for filing. Sam and Franz made tentative plans to meet in August to work on the Commission's files.

VII. New/Other Business.

a. As brought forward by members.

None was brought forward.

VIII. Adjourn.

A motion was made by Sam Swartz, seconded by Brandon Deacon to adjourn the meeting. The meeting was adjourned at 7:56 P.M.

Minutes prepared by Franz Vail from notes taken by Sam Swartz