

**SANBORNTON HISTORIC DISTRICT COMMISSION  
MINUTES-August 9, 2022 @ 7:00 P.M.  
Town Office Meeting Room-573 Sanborn Road**

I. The Meeting was called to order by the Chair, Franz Vail at 7:04 P.M.

II. Members present: Franz Vail, Nina Gardner, Sam Swartz, Brandon Deacon, Select Board representative. Kyle Orde, a member of the Planning Board who has agreed to serve as their representative on the HDC, was present. As he had not yet been sworn in, he was not eligible to vote. Alternate Barbara Whetstone was not present.

III. Nina Gardner agreed to take Minutes of the Meeting. She asked if Sam Swartz could also take notes to assist her with the Minutes.

The Chair opened the meeting with the discussion as to whether or not a posted newspaper advertisement was required for public hearings of proposals before the Commission. As there was not clear opinion or exact knowledge of the requirement, Brandon Deacon stated that he would have the Town Administrator look into this with town counsel.

IV. Approval of Minutes of the July 12, 2022 Meeting.

On a Motion made by Sam Swartz, seconded by Brandon Deacon, the Minutes of the July 12, 2022 meeting were approved as presented. Those voting in favor were: Sam Swartz, Brandon Deacon, and Franz Vail. Nina Gardner abstained as she was not present at the meeting.

VIII. Old Business.

Grant Close out.

Prior to the opening of scheduled hearings, the Chair reported that the Division of Historical Resources for the State does an audit of each CLG Community every four years and contacted the Chair for a telephone "audit" last week. They see us as an active community and had no concerns about us conforming with program requirements.

Looking ahead to the next round of grants, they suggested that we consider doing a complete new update to the 1980's windshield survey that was previously done. Thinking about this, Mae Williams might be interested or Liz Hengen, who actually did the 1980's report. Franz noted that the existing resource materials from that project are at the library but are now in very bad shape and deteriorating.

The Notice of Intent for the next round of Project Grants was behind schedule and as such this work might not be undertaken until 2023.

V. Public Hearing for COA, Cora Kelley, New Home, on Tower Hill at 7:15 P.M.

With the hour now reaching 7:15 P.M. The Chair opened the public hearing on the Application submitted by Cora Kelley for new home construction on Tower Hill Road, Tax Map 22, Lot 21-01. The Chair outlined the process for the hearing explaining that the applicant first explains their project, questions from the Commission members will follow, and then any comments from

abutters and the public. The hearing will then be closed. The Commission will return to this application following the closing of the second application hearing also scheduled for tonight

Ms. Kelley explained that she plans to construct a single story ranch style home on the vacant lot next to her parent's home. The siding will be white clapboards and the shutters depicted in the application have been removed. The home is of modular construction. At the present time there is no garage proposed, and if one were to be later, that would require the applicant to come back before the Commission.

The window treatments are 8 over 8 divided lights, with the dividers between the glass. There will be a full basement with a walk out in the back. The foundation will be exposed at some points but not in the front, mainly from the side. A retaining wall will be built. Roof shingles have not been finally decided upon, likely dark grey or black.

The home is built by Windsor Homes in Meredith and if all goes as planned, it should be done by the end of the summer. It is roughly 1200-1300 square feet,

The home will be heated by an oil furnace and at some point in time they hope to add a woodstove. The basement will be unfinished. Thinking about the heating pipe, Brandon Deacon suggested that a brick fascia over a wood frame might add an interesting detail to the house roofline. See more on this following discussion by the Commission.

No one from the public was in attendance, or commented. The Chair closed the hearing at 7:32 PM.

VI. Public Hearing for COA, Chris Abbott, (Granite State Solar as agent) solar array Sanborn Road immediately following the first hearing.

Franz Vail opened the scheduled hearing for Chris Abbott's application (7:33PM) installation of ground mounted solar panels on Tax Map 26, Lot 34 on Sanborn Road.

The Chair again explained the process whereby the applicant presents his proposal, questions could then be asked by Commission members and then from abutters. The hearing would then close and discussion of the hearings from tonight could begin.

Chris Abbott explained the project as a solar array ground mounted panels on the north side of his house, about 30 feet from the road. No matter which direction one is driving, the panels will be seen from the road, as it is in an existing hayfield.

Sam Swartz asked about screening with some type of trees or shrubs, and Chris responded that it will be a long time before the trees would be big enough to create any kind of barrier. The proposed array would be either 20 or 24 panels. In his discussion he noted that there are roof mounted panels on Perkins Road. The Commission members noted that there have been a few solar installations approved in the District for roof top mounted panels.

Nina Gardner specifically mentioned the existing solar arrays that had been granted and commented that for the most part they blended well into the roofs or were simply not visible from the road. She indicated that she hoped there was a way for this to go forward such that it could set an example and standard for others who might wish to develop a ground mounted solar array. The main concern from her perspective was the visual aspect. She also suggested that Mr. Abbott might want to consider moving the location of the project, either further down the hillside or into the land in Tilton.

Chris Abbott explained that the site selected was best for the sun location. The panels would be either black or graphite. Due to pricing considerations, Chris indicated that it was important for him to move forward on the project as soon as possible.

No one from the public was in attendance, or commented. The Chair closed the hearing at 7:46 P.M.

#### VII. Discussion and action on applications.

Returning to the Kelley application- Brandon Deacon stated that there was probably no issue with the divided light windows as the dividers would not be clearly visible from the road. Thinking about the heating system, he wondered how an exhaust pipe might look coming out the side of the basement wall. He suggested that it might be useful to frame out a box on the roof that looks like brick (and possibly a chimney) to house the heating system exhaust pipe.

Commenting further, Sam Swartz noted that the proposed home is at the very end of the Historic District. The colors selected are OK. We cannot require that an antique home be built, as long as the proposed structure does not clash with the surrounding buildings. The window treatments are respectful and he suggested that the proposed chimney box use a faux brick treatment.

Brandon Deacon moved, seconded by Nina Gardner that the HDC approve the application submitted by Cora Kelley to construct a single story ranch style home on Tower Hill Road, Tax Map 22, Lot 21-1 as described in the application submitted, and that the stove pipe for the heating system appliances be housed in a box constructed on the rooftop to be veneered in red brick. The vote was Unanimous with the following voting in the affirmative- Sam Swartz, Nina Gardner, Brandon Deacon and Franz Vail.

The Chair indicated that he would get to the town offices to sign the COA approval as soon as possible.

Discussion resumed on the solar array application submitted by Chris Abbott (8:03 PM).

Brandon Deacon suggested a shed approach whereby the panels could be put on the roof of the three sided structure. This would eliminate the visual issues with the ground mounted system. Although this was an interesting concept, Chris Abbott stated that it was not his preference to go in this direction. Building the shed would cost more money and the building itself would really not be functional given its location on the hillside. Moving the panels further down the hill would also probably not be viable as the run back to the house would be too great.

Kyle Orde suggested that he would be willing to work with Chris as he was in the midst of a similar project himself now with Granite State Solar.

Chris Abbott asked that the agenda item be tabled so he could go look into the various options that had been proposed and discussed. The hearing was continued until such time as Mr. Abbott reaches out to the Chair to bring this matter back again before the Commission. No further public notice will be required.

#### VIII. Old Business.

Grant close out.

Franz explained that he was in the final stages of submitting the report and closing out our grants from the CLG programs. He again reiterated he needed a final count of participant from the June program. Nina has these and will get that to Franz. He also noted that the state seemed OK with our accounting for the soft match.

Next Round of Grants.

See the discussion at the opening of the meeting before the hearings began.

IX. New/Other Business brought forward by members.

None.

X. Adjournment.

On a Motion made by Sam Swartz, second by Franz Vail, the meeting was adjourned at 8:42 P.M.

Minutes prepared from notes taken by Nina Gardner and Sam Swartz.  
Respectfully submitted,

Nina C. Gardner, Acting Secretary

