

**SANBORNTON HISTORIC DISTRICT COMMISSION
MINUTES-March 17, 2020 @ 7:00 P.M.
TOWN OFFICES- 573 SANBORN ROAD, SANBORNTON, NH**

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

In accordance with the Governor's guidance, the Board of Selectmen has determined that the current state of emergency (coronavirus) qualifies as an "emergency" under RSA 91-A, and that Boards and Committees may operate with reduced physical participation and encourages participation by phone.

The following members were physically in attendance: Franz Vail, Stuart Dymont, Sam Swartz and selectman Jim Dick. A quorum of the commission was physically present.

Jim Dick made the motion, seconded by Sam Swartz, to allow Nina Gardner (regular member) to participate by telephone. A roll call vote is required when members participate telephonically. Roll Call vote- In the affirmative: Dick, Vail, Swartz, Dymont. No negative vote were cast. There were no abstentions.

Nina Gardner was authorized to take the Minutes of the Meeting. No Minutes from prior meetings were discussed or approved. Those Minutes needing approval are January 14, 2020 and September 10, 2019.

Prior to the opening of the Noticed Public Hearing at 7:15 P.M. for applicants Caitlin Corbett and Dennis Belliveau, 44 Tower Hill Rd, the Chair reported on the following: no word yet on the status of the 2020 Grants from the Division of Historical Resources.

Stuart Dymont stated that he had triangulated the northern boundary of the Historical District three times using maps, compass, GPS and zoning documents. Based upon that process and the difficulty in establishing an exact northern boundary, he would recommend that all subdivisions in the HDC must have a northern boundary established by a licensed surveyor.

Stuart Dymont also made reference to an email dated March 11, 2020 from Susan Slack Principal Planner at LRPC to David Jeffers regarding the Sanbornton Zoning Districts. He would make certain that a copy of this document was made available to the HDC.

At this time, it was determined that there were additional telephonic participants ready to join the meeting. Jim Dick moved, seconded by Sam Swartz, to allow Tim Cline (regular member) Mae Williams, historical consultant and applicants Caitlin Corbett and Dennis Belliveau to participate telephonically.

Roll call vote- In the affirmative: Dick, Vail, Swartz, Dymont, Gardner. No negative votes cast. There were no abstentions.

Barbara Whetstone, alternate, was also on the telephone call and was allowed to comment but would not be a voting member for the meeting.

As the time for the Public Hearing had arrived, the Chair opened the hearing at 7:20 P.M. and noted for the record that all five regular voting members and the selectmen's representative were either physically present, or authorized by vote to participate telephonically. Barbara Whetstone, alternate member was also present telephonically.

The public hearing had been properly posted with notice to abutters. The Chair noted that there were no abutters present.

Dennis Belliveau presented the application for his property explaining that the siding on the house was not holding paint. He would like to replace the siding on the house, along with replacing old wooden storm windows with double track aluminum combination windows. The replacement storms would use the same forest green trim that is on the windows currently.

The clapboards would be red cedar with a warm brown stain. He explained that he wants to stick with oil based stain as he feels it will result in no paint peeling issues for future maintenance. Underneath the clapboards he intends to add a house wrap to help reduce moisture issues, and this would also help maintain the integrity of the cedar siding.

Franz Vail inquired about the existing clapboards and wondered how old they might be. Dennis Belliveau responded that they were probably not more than a hundred years old, probably not original to the house. He also stated that he intends to add a water board at the bottom edge of the clapboards to help reduce water issues.

Franz Vail explained that he wanted to discuss the proposed color of the transparent stain to be used. Explaining that the intent was to achieve a natural cedar look and that stain was healthier for the siding, Dennis Belliveau explained what he and Caitlin wanted. When asked about a solid stain, he stated that they did not want to use that, believing that it would present the same problems as paint.

Franz Vail asked historical consultant Mae Williams for her thoughts on this proposal. She noted that she knew the home from the historical survey work she has been doing in the district. Looking at changes to the house, there have been quite a few and that the home as we see it now is a colonial revival style probably from the 1920's. Mae asked if the source of the peeling had been identified. Dennis reported it was peeling on all sides. Mae Williams commented that in historic preservation work the general concept is to replace in kind, keeping properties in appearance as close as they are to what is.

Franz Vail commented that he thought the aluminum storms are a practical solution. Dennis Belliveau again reiterated that they would be Forest Green, the same color as the sash is presently.

Stuart Dyment inquired about replacement windows, which he noted had already occurred. Dennis Belliveau explained that they had replaced two windows (six over nine) with two over two double hung windows.

Chairman Vail closed the Public Hearing at 7:48 P.M.

Caitlin Corbett inquired as to the next steps in the process. The Chair explained that the Commission would now discuss the application and that the applicants could stay on the telephone to hear the comments.

Franz Vail indicated that he could approve the application as it was submitted.

Sam Swartz asked to see real samples of the wood and the proposed stain. He noted that in the 1920's white was the default color for paint but that there were other color choices appropriate for that period commercially available.

Stuart Dymant felt that the proposal was not appropriate and again raised concern about the replaced windows.

Tim Cline also felt that he needed to see the color samples and wood.

Nina Gardner stated she would also like to see the samples, as this was a significant change in the appearance, and period styling of the house.

Based upon the comments stated, the Chair Franz Vail made a motion, seconded by Sam Swartz, to table the proposed application and to bring it back before the Commission at our next meeting, the second Tuesday in April, for further discussion. The Chair indicated that he would serve as the point person on moving this forward working with the applicants.

A Roll call vote was taken. Voting in the affirmative- Dick, Swartz, Vail, Dymant, and Gardner. No negative votes were made. No abstentions were made.

Mae Williams, historical consultant, reported on the status of her survey work within the Historical District. She reported that she too had been in contact with LRPC regarding the status of the Northern Boundary of the district. She asked for a copy of the correspondence Stuart Dymant had referenced earlier in his comments from his field work and explorations.

She noted that about 80% of the field work has been completed. She has some photography to complete along the northern end of the district along Sanborn Road and Pound Road North of Meetinghouse Hill Road. The data base is about 90% written along with descriptions of all of the properties. She felt that she was on track to complete the project according to the grant schedule.

Mae Williams commented that as she completes the photos for the project she would like to make certain that when she turns this over to the town that the documentation and identification is in the format that is most useful to the town. At this time it was felt that the identifier should be to Map and Lot number.

Returning to the discussion of the northern boundary of the district, Franz Vail stated that he agreed with Stuart Dymant's opinion that the northern boundary is what is shown graphically on the 2015 zoning map because that is how it is defined in the Zoning Ordinance. The Commission needs to determine how LRPC determined what is shown so that one doesn't have to scale distance from the map.

Franz Vail also stated that he would follow up with the Town Planner to understand the comment that the Planner made to Stuart D, that the "they" might want to consider reducing the size of the district.

Again the Chair reiterated that there had been no news on the 2020 grants.

Jim Dick made a Motion to adjourn the meeting, seconded by Sam Swartz. The motion to adjourn was subject to Roll Call vote. Voting in the affirmative- Dick, Swartz, Dymant, Vail and Gardner. There were no negative votes. There were no abstentions.

The meeting was adjourned at 8:16 P.M.

Minutes taken by Nina Gardner with edits by F. Vail