

**Historic District Commission
November 17, 2011
Minutes**

The Historic District Commission met in the Town Hall meeting room at 7 pm. Attending were Chair James Ramsay, Alternates Helen Rowe, Doug Chabinsky and Dick Kimball and Planning Board representative Sally Wilkins. Chair asked Sue to vote in place of Katie Kennedy, Doug to vote for Jim Emmond and Doug to vote in place of Neil Benner. (Neil arrived at 7:10.)

Minutes:

Corrections:

Page 1, second paragraph, last line, add “high” before “section.

Page 2, first paragraph: revise as follows: **is** to start at the front side **of the** property 4’ high for one 8’ section, the second section would angle from 4’ to 6’ **high**, the balance will be 6’ high at the owner’s discretions.

Page 2, fourth paragraph: change “historical” to “historic,” add “but have been unsuccessful” at end of sentence.

Page 2, seventh paragraph, strike last sentence.

This last item resulted in a discussion about satellite dishes in the village. Sue and Helen recalled that the October discussion concluded that the Commission would “take action” if the dishes begin popping up all over and therefore become a problem. Dick Kimball believes that they are a problem and should be addressed before they get out of hand. Neil read the existing regulation (8.05) which says “public visibility may be ordered to be minimized or concealed.” Helen would like to see “satellite dishes” added to the HDC permit form, but Doug asked how you would make people aware that they needed a permit. Malcolm Brown (attending as applicant) informed the Commission that the FCC has determined that local authorities cannot refuse to permit satellite dishes. Sally wondered how that impacts an attempt to require a permit for them. Would it be better to send postcards to everyone who currently has a visible dish to remind them that they are supposed to be screened or concealed? There was a general discussion of where dishes are today and how visible they are. It was agreed that this discussion will be placed on the agenda for the next meeting. Neil will research how other historic districts are handling satellite dishes.

Dick Kimball moved to approve the minutes as amended. Doug Chabinsky seconded. All in favor, Sally abstaining.

New Business:

Malcolm Brown, 25 Middle Street

Jamey reported that an abutter notice was not sent to Bruce Fraser, rendering the application incomplete. If Bruce had been here he might have been willing to waive the notice but as he is not the Commission is unable to hear the application. Mr. Brown agreed to have the application rescheduled for December's meeting. He will get back to Town Hall to have the additional notice sent.

Application for 25 Middle Street postponed (without prejudice) to December 15. Site Walk will be December 10. Repeat notifications not required.

Old Business:

Doug Chabinsky, 89 Middle Street

Doug stepped down from the Commission to represent himself. Chair asked Helen Rowe to vote for Doug.

At last month's meeting it was agreed that a site walk would precede this discussion, however due to office errors Commissioners were not notified so the walk did not take place. Detailed information about shutters was sent to Commissioners via email.

Sally asked if the site walk was actually necessary, since the appearance of the windows with shutters is not pertinent if the shutters are sized and constructed authentically for the age of the house. Sue wondered if the Commission is obligated to do the site walk because it was scheduled. General discussion about the proposal as submitted and the merits of louvered vs. paneled shutters. Helen stated that the information circulated which said it was common to have paneled shutters on the ground floor and louvered shutters above is more true in the South. Sally suggested that paneled shutters were probably more functional in an Indian raid. Doug reminded the Commissioners that he had committed in the application to having the shutters operable and appropriately sized (so that when closed they would cover the windows), and had submitted specs for both louvered and paneled shutters so that the Commission could determine which it preferred.

Dick Kimball moved to approve the application as submitted with louvered shutters. Neil asked about the Product data sheets? It was confirmed that they were in the original application.
Neil seconded.

- Findings:
- 1) the house is a contributing property, #47
 - 2) the windows are highly visible
 - 3) evidence is that the house had shutters which have been lost
 - 4) louvered shutters would be consistent with the abutting houses
- and
- the age of the house
- 5) shutters will be operable and installed with authentic hardware

All in favor.

Doug stepped back up for the remaining discussion.

Allen window revisited

Jamey did not get a letter to the Allens after the last meeting. Jamie will ask them to come in for December 15. (They had been instructed last spring to come back in September with a proposal to correct the installation of an inappropriate picture window, but have not contacted the office yet.)

Helen reported that the Library will be replacing the tree out front that was crushed in the snowstorm. It is agreed that replacement in kind does not require an application. There was a general discussion about the extent of tree damage in the Village.

There was a general discussion about reports that Charlie Tiedemann is retiring. Need to be sure that the HDC (and the Heritage Committee) are represented in the search process and that the need for the Planning Office to support the HDC is not overlooked.

Sally reported that the Heritage Commission has submitted a Demolition Delay ordinance by petition for the Zoning ballot. Apparently the Heritage Commission did not think the subcommittee process was productive? Unfortunately a petition article cannot be revised at the hearing, so the language will have to stand as it is written. Sally also shared an idea that had come up in the subcommittee, to create some kind of recognition of historic buildings throughout Town which would be an incentive to owners to protect their historically significant buildings. There was a general agreement that this could be a useful tactic. Dick and Neil offered to research other communities that do something like this.

Dick Kimball moved to adjourn at 8:15 pm, Doug Chabinsky seconded. All in favor.

Respectfully submitted,

Sally Wilkins