

Historic District Commission
October 20, 2011
Minutes

In attendance: Jamie Ramsay, Sue Clark (voting for Neil), Bruce Fraser,
Helen Rowe, Tracy Veillette, Katy Kennedy, Doug Chabinsky, Jim Emmond

Meeting called to order at 7:15pm.

Old Business:

89 Middle St. Doug Chabinsky – House Shutters: Doug Chabinsky would like to put wooden paneled shutters on the first floor, louvered shutters on the sleeping floor, front and gable ends (windows only, not doors) the paneled shutters will be 15” wide. He would paint them black, subject to change in five years. Katy states that the louvered are more prominent around the village. Doug states that the history of shutters is that the paneled shutters were used as security on the first floor and the louvered shutters on the second floor for ventilation. Doug would use one style of shutter for all the windows. Jim would like to do some research on shutters. Tracy suggests tabling this until a site walk can be done. Jim suggests that Doug bring the commission information at the next meeting or forward the information to them. Jims’ sense is that this house is appropriate with shutters, the Commission is in agreement. Tracy’s concern is that with the size of the windows changing if shutters would be appropriate. According to Helen this house is circa 1820, so they have to look around this time frame.

Motion made by Jim to table this application, seconded by Katy all in favor.

New Business:

31 Middle St. Gina & Jason Aselin - Fencing: 6’ cedar privacy fence on the Northern side of the property tapering the fence down towards the road, down to 4’. They would like to replace the trees that they would like to have removed with the fencing. It would not be painted and would weather grey. In addition to the fencing they will be landscaping to soften the fence line. The existing fence will not be removed. Jim refers to the regulations, section 9 and option 6 has suggestions, item #8 speaks to privacy fence. Privacy fencing is allowed under special circumstances, privacy is not considered sufficient cause for a privacy fence. Jim would like to discuss the style of fencing. The board fencing is preferred by the homeowners. Doug feels that this style is appropriate for the property. Discussion follows regarding the tapering down of the fence. From post to post the span would be 8’. Jamie suggests 2 sections at 4’ from the road to the corner of the house. Tracy refers to another sloped down fence in the village, instead of the step down. Jamie prefers the slope of the fence rather than a step down, over one section of fencing, finishing at the road with a 4’ section.

Doug approves the removal of the trees as submitted. Seconded by Jim, all in favor, motion passes.

Findings: trees are dead or dying, they have out lived there usefulness as they are too high, they have created a hazard to the property, this is a non-contributing property, and on the fringes of the village.

Doug makes a motion to approve a board fence on the north side of property consistent with the HDC fence regulation, is to start at the front side property 4' high for one 8' section, the second section would angle from 4' to 6' the balance will 6' high at the owner discretions. Planting on the front side of the fence will be required as per the HDC regulations, the proposed fence will be unfinished and unpainted, seconded by Tracy, all in favor, motion passes.

Findings; non-contributing property, this property is on the fringe of the village, the proximity to Amherst St. and the high traffic area warrant a fence of this type.

Tree removal

Between 15 & 17 Middle St.: Historic Society submitted application to remove a maple tree. This tree has been cabled and has been losing branches. The property line runs through the tree. Helen states that if this tree were to fall and land on the roof of the wigwam it would be a devastating.

Jim makes a motion to have the tree removed as proposed. Seconded by Tracy, all in favor, motion passes.

Findings; the tree is in distress, historical buildings are in jeopardy, efforts have been made to keep the tree.

130 Amherst St.: Jamie brings the Commission up to date, being after the fact. The trees that have been removed are in fact oversized growth. These trees are not within the regulations.

Minutes of August approved as submitted, all in favor, motion passes.

Satellite dish on the front lawn of 15 Church St. Jamie feels that this is not appropriate for the village. Helen reads from the regulation. Jim references regulations. The commission decides that if this becomes a problem they will take action

Site walks will be moved to Saturday mornings at 9am.

The issue of the Allen picture window will need to be revisited. Jamie will send an invitation to the next meeting.

Motion to adjourn at 8:45 made by Jim, seconded by Helen motion passes.

Respectfully submitted,
Pat Delisle