

Historic District Commission  
Canaan Street Meetinghouse  
Canaan NH  
Approved Minutes July 17, 2018

Public Hearing on revisions to sections V, VI, X, XII of Historic District Regulations

Commission Members present: John Bergeron, Elizabeth Jutilla, Kris Burnett, Tina Lemoi, Mike Roy, and Scott Borthwick

7:15: Public hearing opened by John Bergeron

J. Bergeron - Explained the purpose of the hearing is to receive input from the public on the draft document. After that, the Commission will take the suggestions of the public under advisement. The hearing will be continued, if necessary, at a later date. John asked for comments from the floor.

Daryl Robbins - Questions: What relevance do restrictions on recreation vehicles have in the Historic District? Driveways that are on property lines would preclude RVs. Is this appropriate?

Candy Carter - Comments: Campers were allowed on edges of the road in the past. It doesn't seem fair to change that. There are other features in the HD that aren't strictly historic; why focus on this? Isn't maintaining a property well enough to satisfy HD regulations? Having RVs doesn't do any harm. Does this apply to everyone in the HD?

Suggestion: No campgrounds should be allowed in HD. Question addressed to HDC: Please comment

John Bergeron - John explained that the Carters' RV is grandfathered, as long as its absence from the lot doesn't exceed 365 days. If an RV has been recently present prior to adoption of the amendment, that use may continue. It is not prohibited from being there.

Mike Roy - Explained the Commission is trying to look at the use of various vehicles in the HD. We are trying to develop reasonable regulations with the least inconvenience to owners within the District. We are trying to maintain the character of the Historic District. The idea is not to preclude those who have vehicles from using them.

Richard Fox - Comments: He is a new resident on Canaan Street but has lived in NH over 50 years. He is the former owner of a big RV and has traveled widely in it. He has read the revised regulations, and they make sense to him as written. Banning mobile home parks seems a good idea. There is a limited amount of land in NH and Canaan Street is a very special place. He would not park his RV - ever - on Canaan Street. It would be out of keeping with the HD. He likes grandfather clause. Thinks the proposed regulations take a measured look at the RV questions within the HD and supports what is written.

Jim Van Etten - fairly new resident. Suggestion: Consider the number of RVs on any property.

Claude Lemoi - Comments: He supports the proposed additional regulations for RV's because they will help to see that the District conforms, as much as is reasonable, to the architectural styles and appearance of the period.

Suggestion: Perhaps some tweaks? Setbacks could be reconsidered. 30 feet setback is for a house. Maybe loosen the RV setback distance?

Suggestion: While the proposed regulations would allow any landowner to have an RV on their property as long as it is not used as a residence, perhaps the regulations could allow longer occupancy than the currently proposed 30 days, as the commission sees fit.

Maria Clark: Suggestions: 1. Adjust distance from driveway. Also consider extending occupancy time to include the summer. 2. Likes contingency for emergencies but 3. One year might not be long enough to replace a vehicle; consider extending?

Charlotte Abington - Comments: Noted the dichotomy in commentary between people who have RVs on properties visible from the street and those more secluded. Perhaps two standards could be developed and applied?

Daryl Robbins: Suggestion: Increase amount of time of occupancy allowed to more than 30 days.

Claude Lemoi: Question: For clarification, are RVs allowed? John Bergeron: Yes.

Maria Clark - Suggestion: Simplify the regulations by stating no business/campground using RVs shall be allowed in HD

Candy Carter: Question: Can a visitor park an RV on an owner's property? Are there limits on the time he/she may stay?  
Suggestion: Allow RVs seasonally

Claude Lemoi: Comment: As he reads it, RVs can be occupied up to 30 days on a property. Visitors could come stay on your property for 30 days.

Richard Fox - Comment: State of NH had 150 foot rule and 250 foot rule. Have we checked State regulations about use of living within the 150 and 250 feet.

John Bergeron - Those rules are part of the Shoreland Water Quality Protection Act. No RV may be within 50 feet of the water according to the Act. Proposed HD regulations are more rigorous than the Shoreland Act on other parameters.

Charlotte Abington - Question: In Section X is the \$1000/day fine one that may be imposed *by the court*? She suggests adding "by the court".

John Bergeron – Court is correct.

Maria Clark: - Question: Can she leave her dock in and maintain it?

John Bergeron: This is not the Commission's jurisdiction. Docks are controlled by NH DES. Docks are seasonal and should be removed annually. They can be left in year round if such a permit is granted by DES or if the dock existed before DES dock regulations were created. Docks may be repaired in kind using same dimensions and like materials.

Maria Clark: Question: If she shovels a little sand from lake to shore or from shore to lake is that dredging?

John Bergeron: Sand may not be removed from the lake bottom and placed on shore without a DES permit.

Claude Lemoi - Comments: 30 foot setback might be too restrictive from side or rear of property.

Suggestion: Consider 10 foot setback from any lot line.

Suggestion: Consider also distance from edge of road.

Candy Carter - Comment: some houses have no setback to speak of and/or may be on the property line.

Daryl Robbins and others- Comments: Property owned by the State is measured from center of road?

John Bergeron: Canaan Street is 8 rods wide and a rod is 16.5 feet, so Canaan Street right of way is very wide. Stone pins placed by surveyors near road sometimes don't indicate exact width of road?

Richard Fox - Question: Must the RV be placed 50 feet from the lake?

John Bergeron: Yes that is a Shoreland protection requirement.

Maria Clark: Comment: Some driveways are close to boundaries and short. This places owners of small lots at a disadvantage if they should want an RV.

John Bergeron - Comment: Perhaps multiple rules should be considered? One for tiny lots or one based on frontage?

Richard Fox - Comment: We should take into account the way our actions affect our neighbors. Does my action intrude on my neighbor's living space? Maybe this can't be legislated, but there is a growing problem of people asking what are MY rights, without considering our neighbors' rights, quality of life.

"Live Free and Die" - BUT let's take our neighbors into account.

Charlotte Abington - Expressed thanks to the Commission for their time.

8:00 Public hearing is closed, as there are no more comments.

The HDC will discuss the suggestions and comments of the public on Monday, August 20, 7:15, at the Senior Center.

The next meeting, after that, will be 17th September.

8:05: Minutes of the previous meeting were read and approved.

Motion to accept: EJ

Second: MR

All in favor

Mike Roy thanked the public for their comments and reiterated that the Commission seeks to be as responsive as possible to their suggestions.

8:10 Motion to adjourn by TL second by MR, passed unanimously.

Respectfully submitted,  
Kris Burnett