

Canaan Historic District (HDC) Meeting Minutes
February 18, 2008
Senior Center, Canaan, NH

Approved Minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Dan Fleetham (DF)
Absent: Tom Hudgens (TH) ex officio

Alternate Members Present: Andrew Mulligan (AM), Skip Baldwin (SB)

Member of the Public in Attendance: Michael Zani, Roger Baldwin

7:00 Meeting called to order.

7:01 AM and SB appointed as acting regular members.

7:02 Minutes of January HDC Meeting Read

Motion to approve with addition of information about contact with Spearman family under "other": DF / 2nd JB

Motion Passed

7:05 JB distributed copies of NH Planning and Land Use Regulations to members present. JB also informed members of a scheduled design review by the Planning Board of a proposal to subdivide the Dove/Stavinsky property on Canaan St. in order to create 5 new lots. Design review will take place on February 28th at the Senior Center in Canaan. A formal public hearing will follow at a later date.

7:15 Public Hearing opened for Baldwin Application

Roger and Susie Baldwin have applied to construct a new home on their 2.04-acre lot (#10-1 on the tax map) on the east side of Canaan Street in the Historic District. Their lot has 275' of frontage on Canaan St. Lake. The house will be a 30'x40' Colonial with an attached mudroom, porch and garage. It is similar in architectural detail to other Colonial-style homes in the Historic District. Plans call for the following materials and treatments:

Roof: dark architectural-style asphalt shingles

Siding: smooth white cement-fiber clapboards on the house; white or red clapboards on the garage

Fenestration: Anderson 6-over-6 double-hung windows (for the most part) with simulated divided lights

Garage doors: cross-buck doors similar to others in the Historic District

Driveway: hard pack

Vents on the leach field will be camouflaged by landscaping or other material designed for that purpose. The side of the bulkhead visible from Canaan St. will be hidden by landscaping. A small garage presently on the lot will be relocated to an adjacent property (location subject to approval by the HDC). A copy of the application and house plans are available for examination at the town office.

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8:00 Public Hearing continued until 7:15 on March 17, 2008.

8:01 Motion to approve the Baldwin application with the following conditions:

1. HDC will be notified when new location is determined for garage currently on the lot.
2. Baldwins will submit for HDC approval color samples of the smooth cement-fiber clapboards to be used on the house and garage.
3. Vent pipes on the leach field will be camouflaged.
4. Side of bulkhead facing Canaan St. will be camouflaged.
5. Baldwins will send photos of outdoor lighting fixtures to HDC for approval.
6. Baldwins will notify HDC if they choose to install a heat pump with an exterior condenser.

Motion made by SB; 2nd: AM

Motion passed.

8:15 Historic signs: RK has gotten names of two graphic designers and will try to enlist the aid of one of them to help with creating a brochure advertising the availability of signs.

Other Business: JB will post notice of vacancy on HDC at town offices.

8:30 Motion to Adjourn RK / SB2nd

Motion Passed

8:31 Meeting Adjourned.

Respectfully submitted,
Rainie Kelly, Secretary

Next regular meeting: Monday, March 17, 2008

Please notify John Bergeron if you are unable to attend.