

Canaan Historic District Commission (HDC) Meeting Minutes
October 17, 2011, Mascoma Senior Center
Town of Canaan, NH 03741

Members present: John Bergeron (JB), Scott Borthwick (SB), Mike Roy (MR), Dan Fleetham (DF), Andrew Mulligan (AM), Alternate Member present: Skip Baldwin (SB)

Members of the public present: Mike Sampson, Administrator-Town of Canaan; John Carter

7:00 PM - Meeting called to order by John Bergeron.

7:01 PM- JB opened the meeting and requested that Mike Sampson talk to the committee with regard to proper governance through the application of the Rules and Regulations for the Historic District. Mike discussed facts vs. standards and how they should be uniformly enforced and in particular whenever a waiver is issued.

7:15 PM - Public hearing opened to review the Means application. Since there was no detail and there was no one in attendance to speak to the application the discussion was move to the November 21st HDC Meeting at 7:15PM.

7:17 PM - Mike Sampson continued his discussion of the HDC Rules and Regulations and Andrew Mulligan provided significant input and discussion relative to his work on proposed changes to Section III Waivers of the Regulations. Mike Sampson volunteered to re-write parts of the Regulations that applied to our discussion and submit this work to the HDC at a special meeting 7:00PM, October 26th at a location to be designated later.

7:30 PM – Public hearing continued with John Carter requesting approval for a metal roof at his home. John provided a full description of the project for which an asphalt shingled roof would be replaced by a dark colored seamed metal fabricated roof. The original asphalt roof formerly covered a porch and now this area is an enclosed heated room. John has put on three roofs since the original was installed and has endured water damage with each one. John is also constricted to a roof pitch that limits natural snow removal because of his windows and when walked on to remove snow creates more damage. His contractor has recommended a metal roof as the solution. John's presentation satisfied "hardship" rational and reasonable loss of use. A motion was made by AM and seconded by SB to approve the use of a metal roof for John Carter's home. Passed.

9:00PM- JB introduced a request by John Grove for the approval of additional changes to his renovated home relative to a metal porch roof, the pitch of the roof and windows. It was unanimously agreed that Mr. Grove re-notice his changes to the public for which a formal hearing will be held for consideration at the November meeting. JB will take the action to inform Mr. Grove.

9:05 PM-JB introduced Jeff Majewski's original building permit (typical life span 4 years) for changes to his home. The application provided limited information as to specifics for a ramp that was recently constructed adjacent to a new driveway at the north side of the

property. It was agreed that going forward that Mr. Majewski inform the HDC of any proposed changes to his property that potentially would be impact HDC regulations before any work begins. This will eliminate any confusion and ensure complicity. JB will take the action and appropriately notify Mr. Majewski.

9:10 PM – JB introduced discussion on wood grain siding as an option to be considered for home improvements in the Historic District. After discussion, SB proposed and seconded by AM that the inclusion of wood grain siding be an option for homeowners in the Historic District. Passed.

9:15 PM – The minutes of the August 15, 2011 were read and approved by a motion from SB and 2nd by AM.

9:17 PM – The minutes of the September 19 meeting were approved as corrected on a motion by SB and a 2nd from AM

There was no other business.

9:20 PM – The meeting was adjourned on a motion by SB and 2nd from DF.

Respectfully submitted,

Michael Roy
Secretary

The next scheduled meeting is for October 26th (location to be announced); please notify JB if you cannot attend.