

Canaan Historic District Commission (HDC) Meeting
Minute November 21, 2011, Mascoma Senior Center
Town of Canaan, NH 03741

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

Members of the public present: Michael Paine, Jeff Majewski, Mark Simon

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

7:01 PM- JB opened the meeting and requested that the minutes of the October 17th be read and they were approved with corrections on a motion by SB with a second by AM. The minutes of the October 26th meeting that were also read and approved with a motion by SB and second by AM.

7:15 PM- JB read the letter and attachment from Gus Means and after discussion AM with a second by SB moved with that the Gus Mean's application be delayed for decision so that Gus could be contacted and made aware of the proposed changes of the HDC regulations. If Gus did not agree for the delay then based on current HDC Regulations his application would not be approved. JB will take the action and notify Gus to solicit his decision.

7:30 PM The Ritchie generator application (after installation) was reviewed and a question was asked by Jeff Majewski as to why we required an application for the generator to begin with. JB responded that the current HDC regulations required an application. However, proposed new regulations do address this situation and if approved would negate the need for this type of request. The Ritchie application was approved with a motion from SB and second by MR.

7:35 PM The Grove public Hearing for a new roof design- south and west sides of the house (change from flat to a pitch) and a material request (use of standing seam metal-dark in color) was discussed by the public and the committee. On a motion by SB and second by AM the HDC approved the request.

8:00PM Proposed changes the HDC Regulations were reviewed again by the HDC and the public in attendance. Proposed changed for HDC Regulations will follow the proper process to include public notice for a review/comment meeting at the Meeting House followed by a discussion and vote by the HDC. Discussion this evening focused on all proposed changes and **JB detailed specifics on his computer. The areas of change discussed and not all specifics follow:**

Section III

Insert Waiver for Improvements

All connections should be contained behind the screening

Section VI Architectural Criteria –

Change "B" the 25 degree requirement...

Change E2 make it more readable and include consideration for rubber, slate, additional structures

Section VII Signs

Section A- 4'square, secondary signs

Section B - Not to exceed 4' square per sign

Section C- Permanent sign add " black" letters delete "dark" on a white background

Section VIII – Environmental Criteria

Add Section B changes

Section IX – General

Add Section C changes

Section XII Definitions

Change structure size generator, swimming pool, etc. ?

9:05 PM JB mention that Dan Fleetham had removed an oversized political sign on his property as requested by the HDC

9:07PM JB reviewed a letter that went to Jeff Majewski regarding the construction of a ramp on the north side of his house. Jeff did not provide an HDC application because he believed he had permission granted by an earlier renovation permit for his home. JB in discussion with the Town administrator agreed that the permit did not include this option and that enough time had lapsed since initial approval and that any further changes to his home had to conform with HDC and/Town regulations.

Discussion with Jeff and the committee uncovered that applications were not made for two other properties in the District. In addition, Jeff was not accorded the option to discuss the reason for the ramp and only asked to provide an application after the fact. The reason for the ramp (temporary in nature) is to accommodate his elderly parents for easier access to his house. Discussion continued with a recommendation that an exception be granted for all ramps used for handicap purposes in the HDC Regulations. A motion was made by MR and seconded by SB not to ask Jeff to provide an application for this project and this motion would be recorded as an exception to the HDC regulations.

9:25 PM – The meeting was adjourned on a motion by SB and second by AM.

Respectfully submitted,

Michael Roy
Secretary

The next scheduled meeting is for December 19th, please notify JB if you cannot attend.