

Canaan Historic District Commission (HDC)
Minutes
February 20, 2012, Senior Center
Town of Canaan, NH 03741

Members present: John Bergeron (JB), Mike Roy (MR), Skip Baldwin (CB), Dan Fleetham (DF)

Members of the public present: Dr. Kevin E. Schwamb , Robert Lowe

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

7:01 PM - JB appointed Skip Baldwin as a voting member for the meeting

7:02 PM- JB introduced Kevin Schwamb as a potential Alternate Member subject to the approval of the Town Selectman. Everyone thought that Kevin would be an excellent Alternate Member and JB would take the necessary steps forward.

7:08 PM - JB called for a reading of prior minutes for Dec 19, 2011, Jan 16th and Jan 23rd 2012. All minutes were approved with corrections

7:25 PM - JB continued the Means public hearing for his waterfront home. JB distributed drawings of the structure, the application and applicable documentation. A discussion on all materials ensued and exceptions were discussed with regard to the recently approved HDC Regulations. JB asked Bob Lowe, since he was an abutter and in attendance for comment and Bob affirmed that he had previously signed a letter of approval regarding the Mean's application.

Specifically:

The Historic District Application for a chalet home addition to the building located at tax map I-E-13-5 was conditionally approved at the continued public hearing on February 20, 2012.

The conditions required for this approval are the following:

- A building separation easement shall be obtained and recorded in compliance with of the Historic District Regulations, revised 1/25/12, Section VIII B.
- No more than thirty percent of the building shall be visible from Canaan Street per the above regulations Section III, paragraph 2, items 1 and 2. Permanent maintenance requirement shall be recorded in the Grafton County registry of Deeds.
- Exterior dimensional information, not previously provided, shall be provided to the Commission for approval. This includes, but is not limited to, chimneys, windows, doors, and foundation height above grade at each foundation corner. Dimensional information may be provided numerically or with scale drawings.
- Description, sketches, or brochures, of any external railings, banisters, or stairs shall be submitted for Commission approval. Windows and doors on the existing structure and lake side of new structure shall be submitted for Commission approval.
- Exterior color wood sample or chip shall be submitted for Commission approval.
- Project is specified by the following:
 - o HistoricCom_Sht1of3.pdf
 - o HistoricCom_Sht2of3.pdf
 - o HistoricCom_Sht3of3.pdf

- o lindal sketches- 10-10-11.pdf
- o Means Window Schedule.pdf
- o Shoreland permit 2011-01901
- o Certificate of Approval

A motion by SB and second by CB that the Mean's application be given conditional approval based on the above criteria and final approval by the Historic District Commission be granted with the provision that the applicant follow the specific approved design, building constraints and other architectural attributes as they apply to the applicant's request. Passed

7:55 PM – A conceptual Review was conducted with Bob Lowe for a new dwelling on a waterfront lot (adjacent to the Means property) and owned by Susan and Robert Lowe. Bob shared proposed drawing and details on his new dwelling asking for feedback on his design and construction. Bob appreciated the feedback and everyone felt that this session resulted in an excellent exchange of positive ideas.

8:27 PM - A motion for adjournment was made by MR with a second by SB (Passed)

Respectfully submitted,

Michael Roy
Secretary

The next HDC meeting will be held March 19, 2010, please let JB know if you can not attend.