

Historic District Commission
Mascoma Senior Center
July, 17, 2017
Approved Minutes

Members present: J. Bergeron, E. Jutilla (alternate for M. Roy), K. Burnett, S. Borthwick

Members of the public: Jim Adler, Brooke Adler, Laura Smith, Proctor Smith, Charlotte Abington, Karen Henry, David Cole

7:15: Meeting opened on the application of Karen Henry and David Cole of 330 River Road, Lyme, NH 03768 to make building alterations on their Canaan property at 35 Green Eagle Lane.

J. Bergeron welcomed everyone, explained the procedure for the meeting and noted that abutters have been notified. He invited Karen and David to present their proposal.

Karen Henry made a clarification under #4 in the proposal: "Roof" should read "gable". David noted they have been engaged in similar projects previously. In this case, they are interested in taking what they call the "church retreat" in its current condition and correcting the structural problems, squaring up the walls, and pulling the gable forward, thereby highlighting that attractive architectural feature. They will revert to standard clapboards of the same color (Shaker Red) that exists now. Two over two windows will be used throughout. Photos included proposed cable "railings" under a wooden railing on the porch, which will be open, rather than screened, as it exists currently. J. Bergeron invited members of the public to comment.

Laura Smith: Expressed concerns about the land treatment in preparation for the installation of the septic system, especially the number of trees taken down. She would like to see the house restored

strictly to its original design, including the use of exclusively original materials.

Jim Adler - Commented that the house currently is in desperate need of attention. He believes what the new owners are doing is in keeping with HDC regulations and applauds the efforts of Karen and Dave to keep the general appearance of the original structure, while updating the materials.

Charlotte Abington - Seconded Jim Adler's comments. Loves the drawings and believes improvements will add value to neighbors' property. Suggested that houses on private roads may not have the same visual impact on the Historic District as houses on the street.

7:30: Public Hearing closed

J. Bergeron reminded everyone that it is The Canaan Historic District Regulations that inform the decisions of the Committee. There were some questions about the materials for railings, specifically the cables. Our regulations say they must be "authentic and harmonious" to the structure and should be made of wood or composite, fiberglass or vinyl. Deviations require specific approval. It was noted that the wooden railing would be most visible and the cables less so.

SB: Motion to approve the railing materials with cables below and wood railing above. EJ: Second
In favor: All

SB: Motion to approve application
EJ: Second'
In favor: All

7:40

Mike Roy has suggested we regulate trailers in the Historic District. Some of the many questions to be answered:

How many consecutive days of occupancy would be permitted?
Would they be allowed during home construction? For how long?
Would state approved wells be required while in use?
RVs allowed? Yurts?

It was agreed we would postpone discussion of trailers to next meeting when M. Roy returns.

Minutes of March 2017 were read by Kris Burnett

SB: Motion to approve March 2017 minutes

EJ: Second

In favor: All

8PM: SB: Motion to adjourn

EJ: Second

In favor: All

Respectfully submitted,
Kris Burnett