

Historic District Commission Meeting
December 17, 2018
Mascoma Senior Center
Approved Minutes

Members Present: John Bergeron, Chair; Richard Fox (alternate); Tina Lemoi; Elizabeth Jutila (Alternate); Scott Borthwick; Mike Roy, Vice Chair; Kris Burnett, Secretary
Others Present: Doug & Mary Noordsy, Kim Quirk, Claude Lemoi

7:15 Meeting opens

Public hearing opens on Noordsy application to install solar panels on their barn.

Kris Burnett recuses herself, and alternate member Richard Fox appointed to serve for this hearing. Tina Lemoi records minutes during the public hearing.

Mary Noordsy explained their proposal to install solar panels on the south facing barn roof located behind their home and out of the public view from the street. The main visual impact would be for neighbors Kris and Jim Burnett. As a result, Kris Burnett recused herself from the HDC for the duration of the public hearing. Richard Fox, as an alternate, replaced her.

Kim Quirk, a representative from Energy Emporium in Enfield, NH, spoke to the benefits of solar energy and her understanding of concerns regarding solar systems on historic structures as well as being cognizant of visual impacts in historic districts.

Question: Kris Burnett asked if the Noordsy's had explored all the alternatives available to keep the solar system as unobtrusive as possible.

Response: The Noordsy's have undertaken this project paying particular attention to the Historic District Regulations by installing on a non-historic building and keeping the panels out of public view as much as possible. The option of a pole based tracking system was discussed and determined to not be an acceptable solution. In addition, the Noordsy's confirmed there was no need to remove any of the trees bordering their property and the Burnett's property.

Question: Claude Lemoi asked about the color options. What colors are available to help blend the solar panels with the barn roof?

Response: The colors available for the best energy absorption are either blue panel with a silver frame, black panel with a silver frame, or black panel with a black frame. The black on black option is more expensive. Kim Quirk did not know the actual cost of this option since it is not often purchased by her clients. The Noordsy's, with Kim's help, will look into and consider taking on the additional cost.

Question: Mike Roy asked if any piping would be visible.

Response: Each panel and frame is rectangular with no visible piping.

Comment: John Bergeron clarified that the Commission is in the process of drafting regulations for the installation of solar panels in the District. Before they can be enforced, the Commission must finalize their document and a public hearing needs to be held. For the purposes of this application, the Commission's jurisdiction is to protect the Historic District following the regulations currently in place.

- Preserving districts in the municipality, which reflect elements of its cultural, social, economic, political, community, and architectural history.
- Conserving property values in such districts.
- Fostering civic beauty.
- Strengthening the local economy, and
- Promoting the use of historic districts for the education, pleasure, and welfare of the citizens of the municipality.

Comment: Kim Quirk spoke to how the addition of Solar Panels can "Strengthen the local economy" by increasing property values. She also clarified that the Noordsy's were purchasing, not leasing their system and that the solar panels are guaranteed for 25 years. As a point of interest the panels can be removed for roof repair.

Comment: Claude Lemoi said he would support approval with the understanding that it was an unobtrusive roof installation, not the pole/tracking system, with the panel color being as close as possible to the roof color.

Community Support: The Noordsy's submitted emails from Candice Carter and Susan Rives in support of the project. John Bergeron read them aloud.

Comment: Other issues considered were glare and any reflections. Kim Quirk stated that a person would have to be above the roof to experience either of these conditions, Black frames would also reduce any potential problem.

Public Hearing closed at 7:47 pm

Comment: Scott Borthwick voiced concern that by approving the application, the Commission was creating a precedent for other installations in the District. John Bergeron explained that the Commission hopes to have a draft done soon so that the regulations for any future installations would be set in place.

Motion by John Bergeron and seconded by Scott Borthwick:

The application is accepted as submitted with the recommendation that the applicant use black, non-reflective material.

Discussion:

Richard Fox stated that since no regulations are currently in place, if the Commission is to approve the application, it should include a stipulation that the color be black. The notion of blue solar panels up and down the street would change the character of the street.

Mike Roy stated that with the exception of the color, I am in favor of the application but prefer black and would vote to approve assuming applicants concur the color black.

Vote on the motion was taken and approved unanimously.

Kris Burnett rejoins the Commission, Richard Fox steps down, and minutes recording is passed from Tina Lemoi to Kris Burnett.

8:00 PM Minutes of November 19, 2018 were read and approved

Motion to accept by KB

Second by MR

In favor: All

General discussion of items to be considered in 2019:

- a) Gates mention in November minutes need additional work.
- b) Lots sizes: Consideration of change in minimum lot size and/or change in amount of frontage on “a street” or on Canaan Street.
- c) Solar: In proposed Solar section add “*allow only black on black solar panels and frames*”, to be consistent with recommendation for Noordsy application
- d) Signs: Recommend HD signs at beginning and end of District announcing N/S boundaries of the HD. J. Bergeron will ask the State of NH, as Canaan Street is a state road

Motion to adjourn: SB

Second: KB

All in favor

Respectfully submitted,
Kris Burnett