

Canaan Historic District Commission (HDC)
Meeting
January 23, 2012, Faith Baptist Church
Town of Canaan, NH 03741

Members present: John Bergeron (JB), Mike Roy (MR), Andrew Mulligan (AM), Skip Baldwin (CB)

Members of the public present: Michael Griffen, Dr. Kevin E. Schwamb (Pastor- Faith Baptist Church) , Jim Marion

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

7:01 PM- JB opened the public meeting and passed out copies of the proposed new HDC Regulations.

7:02 PM- JB gave a brief summary on what the HDC Committee was recommending as proposed changes to the HDC Regulations.

7:08 PM JB reviewed the specific changes to the HDC Regulations in greater detail so that all present would understand the impact and rationale behind the proposed changes.

Specific sections of the regulation impacted by changes were addressed: (please refer to the hard copy of the HDC Regulations for specific wording)

6 - Original waiver - defines the criteria to waive

6B - Roof can be a 25% pitch requirement that can be waived for porch and dormer roofs if they do not exceed 50% of the roof area.

6 E1 - Added wood grain siding

6 E2 - Allow metal roofs on all buildings

7 - Signs (cannot regulate content)

7C - Signs permanent - must be consistent in size and lettering;

7E - Signs must be constructed in a durable manner and be in repair; temporary signs are acceptable and exempt from permanent sign specifications.

8B - Set-backs - abutters can now give waivers or an easement to the 30' requirement provided that maintenance and emergency access is provided.

9C.- Reference to the Rule and Procedures

- Defines how the HDC meetings operate

9D Added a 2 year time limit for HDC approvals

12- The definition of structure has been expanded to include "surcharge" that references retaining walls not over 4'

12- Relaxation to the definition of "Hardship"- the word "all" was removed and "reasonable" use of property inserted.

Provided ability to grant written extension requests and grandfather approvals that precede the new HDC Regulation date

7:20 JB asked the public for comment- None was given.

7:21 JB closed the public hearing

7:23 A motion by MR and second by AM to approve all proposed changes to the HDC

Regulations was made and passed. The proposed regulations will become official when given to the Town Clerk

7:23 PM A motion for adjournment was made by MR with a second by CB (Passed)

Respectfully submitted,

Michael Roy
Secretary