

1                   Historic District Commission Draft Minutes

2                   February 28, 2024

3                   Meeting House, 6 pm.

4   Members Present

5   Kevin Bragg (Chair), Kent Ruesswick (BOS rep), Jeffrey Leidinger,  
6   Anne Emerson, Harry Kinter

7   Members Absent

8   Ginger Laplante

9   Agenda

10    1. Call to Order

11   Kevin Bragg called the meeting to order at 6.07 pm. Harry Kinter  
12   was made voting member in lieu of Ginger Laplante.

13    2. Previous Minutes – January 17, 2024

14   Kent Ruesswick moved the previous Minutes. Jeffrey Leidinger  
15   seconded. All members present voted in favor of approval.

16    3. New Regulations document

17   Jeff had redrafted the Regulations and it had been circulated. He  
18   had taken out all the aspects that had been of concern for the town  
19   counsel.

20   There was discussion about the possible need to present and  
21   explain the two zoning ordinances from the HDC at a further time.  
22   The information that has been publicly presented is available on the  
23   town website and hard copies are posted in town, and will be  
24   available in the Town Hall on March 12, the day for voting on the  
25   ballot questions. There was a consensus that there is no need to

publicly present these any further. And if they should not pass for any reason, the HDC is not adversely impacted. Rather, it would be the public and residents of the two historic districts who would lose the proposed benefits in the two amendments.

It was agreed that this new document would be presented again to the Board of Selectmen after the elections and voting. If the two amendments pass, then the document would be amended to be consistent with those two amendments.

There followed further discussion about the document.

Harry asked about the progress of the official zoning map. Jeff noted that the Planning Board Chair had mentioned in a public meeting that the updating of maps by the CNHRPC would be ready for June, as part of the updating of the Master Plan.

Kevin said that the map work was done, as far as he knows from CNHRPC. They had used some assessing information and split some lots into finer lots so that the mapping of the Shaker Village Historic Overlay district would match the tax cards.

Harry asked about having the Center Historic District corrected to include his property. Kevin thought that was fixed according to the copy he has. The problem Kevin said that Pam Goss Power's property included a small parcel across the road on the hill and it had been included in the map as part of the historic district. The boundaries will go via the property boundaries.

Harry also asked about the section in the regulations about qualifications of the members. He did not think that the BOS had been involved with his appointment. Kevin said that generally boards choose their own alternates and recommend them to the BOS who then approve them, and then the alternate should see

54 Sam Papps who keeps the affidavit forms to be used to swear in  
55 board members. Kent noted that Kal in the town office is working to  
56 clean up the lists of people who are serving. Each time someone is  
57 reappointed they should renew the affidavit.

58 Harry also asked about the listed backgrounds that are preferable  
59 for HDC members in the qualifications section. He suggested that  
60 'historians' would be more apt than 'town historians.' Anne raised  
61 the issue of adding 'education' as a background qualification.  
62 Members agreed this was a good idea since part of the job of the  
63 HDC mentioned in Section 1B3 is to provide education for the  
64 town. And maybe the text could preface the list of suggested  
65 backgrounds with 'such as' to indicate it is not finite.

66 Jeff suggested that section P4 on page 4 about demolition be  
67 deleted as it is unnecessary given section 3 D on Demolition.

68 HDC members thanked Jeff for putting another version of the  
69 Regulations document together with assistance from Kevin.

70 Jeff will put the date of this revision on the document.

71 Kent asked where these regulations would reside. Jeff responded it  
72 is understood that if anyone comes in for an HDC application, these  
73 should be given to the applicant.

74 When this is finalized, **Secretary should go make copies for the town**  
75 **office for Mandy and also ensure it is on the HDC webpage.**

76 **Jeff made the Motion to accept this current document as amended**  
77 **in discussion, with the proviso that if the two zoning amendments**  
78 **are passed, then these regulations will be amended to be in**  
79 **conformity with the two new amendments. Kent seconded. All**  
80 **members present voted in favor.**

81      4. Other Business

82  
83      (i)      Harry asked that Fred Brewster should be put on the  
84              March 20 Agenda, for the Historical Society. That  
85              meeting will also be at 6pm.

86  
87      (ii)      Harry raised the issue of Planning Board and HDC liaison  
88              and cooperation with reference to use of structures. The  
89              issue had been raised some weeks ago when Kevin  
90              shared the relevant RSA. Jeff suggested that the next  
91              step should be that all members undertake homework to  
92              find out what other towns with well established HDCs do  
93              in this regard. They could look at towns and cities such  
94              as Exeter, Bedford, Amherst for instance. It was not clear  
95              to anyone at this point which board or commission in  
96              town would have the final say, or in what sequence the  
97              cooperation might occur if there was the need for an  
98              historical perspective in a subdivision or site plan review.  
99              This research could be done online initially.

100  
101      (iii)      Kent asked if he should remain as the BOS rep on the  
102              HDC. He currently serves on many of the town  
103              committees and wants to reduce the number. The  
104              consensus from HDC members was that continuity was  
105              important for the work the HDC was doing, and Kent had  
106              been really involved in the process so it would be much  
107              appreciated if he remained on the commission.

108  
109      (iv)      Kevin noted he has had correspondence from David Katz,  
110              a new trustee at Shaker Village, taking Ginge Nye's place.

David Katz had been in touch with Ken Folsom about the past record of items that had not been shared properly with the town. Some partial reimbursement was being offered. As a sign of good faith some of the fees for those items would be waived. Any progress on this between HDC and BOS will take place after the upcoming elections. Kevin said he was scheduled to attend the BOS meeting on Monday March 18, around 6 pm, to discuss further. He invited any other HDC members available to attend with him, especially Harry who was both on the HDC and a Shaker Village incorporator.

- (v) Lois will be away during the week of March 18, so Jeff offered to take notes for the March 20 meeting. Kevin added that Alex Young is still interested in attending but had parent duties that evening.

## 5. Adjournment

Kevin made a motion to adjourn, and Kent seconded. It was 6.59pm.

Respectfully submitted,

Lois Scribner,

(Secretary HDC).