

1           **Historic District Commission Meeting – Draft Minutes**

2           **Wednesday April 3, 4 pm, Meeting House**

3           **Members Present**

4       Kevin Bragg (Chair), Kent Ruesswick (BOS rep), Jeffery Leidinger,  
5       Harry Kinter (alternate), Lois Scribner (secretary)

6           **Members absent**

7       Ginger Laplante, Anne Emerson

8           **Agenda**

9           **1) Canterbury Shaker Village applications**

10      The meeting was scheduled earlier than usual due to a Nor'easter  
11      storm beginning. Harry Kinter was made a voting member in lieu of  
12      Anne Emerson.

13      Kevin introduced the CSV applications. There are 6 in total. There  
14      are 3 that are scheduled for work this summer: for the Brethren  
15      Shop roof, the Meeting House windows, and the Parking Lot Gate.  
16      Then there are 3 where much of the work/decision making has  
17      already been done: School House repairs, Dwelling House roof  
18      replacement, and the 5 Emergency Generators.

19      Members of the Commission expressed doubt that any of them  
20      really meet the 3 criteria for waivers in the new zoning ordinance just  
21      passed (ie. Not visible from a public way, no impact on abutters, in  
22      the spirit of the ordinance). But it may be possible to combine some  
23      for a single hearing, to streamline the process. This meeting was to  
24      consider how to proceed with a somewhat unprecedented situation.  
25      It was recognized that having the applications after requesting this

26 for some years is a good thing. However, initial reading of the  
27 applications showed there appear to be some problems in that they  
28 not 'complete' and may not have been received in advance by the  
29 state Department of Historic Resources.

30 It was agreed that fundamentally, the HDC needs representatives  
31 from Shaker Village to come and talk. The applications in  
32 themselves are not sufficient, whether they are waived or approved.  
33 The Secretary had been in touch with David Katz, the Board  
34 Chairman who had submitted the applications, and ascertained he  
35 would not be back in NH until the week of April 22, in other words,  
36 after the HDC scheduled meeting on April 17.

37 Members questioned the rush given there had been such a long  
38 wait. Kevin believed that there is some pressure to get work done  
39 this summer and some contractors and some funding was already  
40 lined up. And if roofs were leaking, that means some urgency.

41 Jeff suggested we move the date of the April meeting to Wednesday  
42 April 24 to accommodate Mr. Katz. The Commission wishes to be  
43 responsive but needs Mr. Katz to come and present the applications  
44 to them, so they can talk about the required procedure for future  
45 dealings and not waste anyone's time. It would be the only agenda  
46 item for that evening.

47 Members looked at some of the applications. Jeff posed the  
48 procedural question: had Shaker Village submitted all these  
49 applications to the state DHR prior to sending to the HDC? The  
50 Commission would want to know that the applications follow DHR  
51 regulations. This would be the case for all future applications too.

52 Jeff further suggested inviting Laura Black from DHR to the meeting  
53 as a one-time only event, to expedite the processing of all this and  
54 hear from her at the same time as from the Village. It could help  
55 regularize procedures. Harry agreed. The state should sign off on all  
56 these applications before the HDC does. Kevin added that the state  
57 may well not know all the things that have been done. But the  
58 correct procedure would be for all applications to be approved by  
59 the DHR first and then seen by the HDC. Some standards might be  
60 more stringent from the state, and some HDC requirements might  
61 be more stringent. In the documentation it was noted that in one of  
62 the applications (the School House in 2022) Laura Black was asking  
63 for more information and stated the project met their standards ‘in  
64 part’.

65 There was also discussion about the pros and cons of inviting Laura  
66 Black or another DHR staff person either before, during or after the  
67 hearing with Shaker Village. It would be helpful to know about past  
68 experiences between the DHR and the Village. That would be more  
69 about procedures than about the current applications, and it was  
70 agreed that these were different and required two different  
71 meetings.

72 It was generally agreed that the Brethren Shop and maybe the Gate  
73 applications are sufficient for a hearing but the application for the  
74 Meeting House windows (to repair and/or replace) was not complete  
75 or adequate.

76 Jeff suggested that the hearing on April 24 should encompass the 3  
77 applications that need to be worked on soon (the Brethren Shop  
78 roof, the Meeting House windows, and the Parking Lot Gate). During

79 that evening the HDC could raise as a related item the 5 generators  
80 issue, so that the record included that Kevin had had a verbal  
81 agreement about them being done in a certain way. There had not  
82 been an application, the state was not involved, so no one had  
83 input. Kevin noted that he had walked round with Laura Black and  
84 the state had less concern than the HDC about screening for the  
85 generator by the Laundry. The Village considers only one generator is  
86 visible from the public way. But ultimately there had been no formal  
87 agreements about the generator work between Village, state and  
88 HDC.

89 Moreover, the work that has been done should show that there is  
90 state approval for alterations made.

91 Harry suggested sending application information to all abutters, so  
92 people know what is going on.

93 **Kevin moved to offer Mr. Katz to meet with the HDC on April 24**  
94 **and request that they could send in abutter fees for 3**  
95 **applications (the Brethren Shop Roof, the Meeting House**  
96 **windows and the Parking Lot Gate) rolled into one hearing. The**  
97 **HDC would need a presentation from the Village for all 3**  
98 **applications, together with commentary or certification from**  
99 **DHR that they have either approved these applications or other**  
100 **clarification as to their status with the DHR. If April 24 does not**  
101 **work, the HDC could also offer to hear these in May at the**  
102 **regular scheduled meeting.**

103 Kent seconded the motion. There was no further discussion and all  
104 members present voted in favor of this plan.

105 It was then agreed that if the hearing took place on April 24, the HDC  
106 could invite Laura Black to the regular meeting in May, which would  
107 be May 15.

108 **Kevin agreed to contact Laura Black to see if she or someone  
109 else from their office can attend HDC in May.**

110 Kevin noted that there is a fair bit of detail in the applications and  
111 that the more heads and eyes see projects the better. There are  
112 fewer people seeing these work projects now at CSV than in the past  
113 and fewer people trained architecturally.

114 Members discussed the issue of recusal. Harry considered his  
115 position as a member of the CSV Board and as a member of the  
116 HDC to be consistent – that both involved doing the best for both the  
117 Village and the town.

118 Kevin would likely be in the situation of being able to chair the  
119 meeting but recusing himself from voting, given his membership on  
120 the CSV Building Committee.

121 **2) Alternates**

122 Kevin is still interested in having new members as alternates,  
123 including Alex Young, who had been informed of that day's meeting.  
124 The RSA 673.6 allows all Land Use Boards to have up to 5 alternates.  
125 So it would be good to have others with relevant experience.

126 All members and alternates are appointed for 3 years. Kevin and  
127 Harry will need to see Sam Papps and be reappointed.

128 Kevin noted the webpage listing members and their appointment  
129 dates may not be correct.

130

131 **Action items**

- 132     **1. Secretary to draft invitation to David Katz and run by Chair –**  
133         **invitation for the 3 hearings on April 24**
- 134     **2. And send certified letters to abutters once Mandy gives the**  
135         **list.**
- 136     **3. And check names/dates on webpage for Kal to amend as**  
137         **needed.**
- 138     **4. Kevin to invite Laura Black for May 15 HDC meeting.**

139

140     **3) Adjournment**

141 Jeff moved to adjourn and Kent seconded. It was 5.10 pm.

142 Respectfully submitted,

143 Lois Scribner, secretary.