

Draft Minutes - Canterbury Historic District Commission  
September 21, 2022, 7 pm  
Library Meeting Room

Present:

Kevin Bragg (Chair): Jeff Leidinger: Anne Emerson: Lois Scribner  
(secretary/alternate): Kent Ruesswick (joined midway post ZBA hearing)

Members Absent:

Harry Kinter, Ginger Laplante

Agenda

1. Call to order

Kevin Bragg called the meeting to order at 7.14 pm

2. Minutes June 15, 2022

It was noted that the spelling of the word artifacts on page 3 needed correcting. Kevin made a motion to accept the Minutes of June 15 with that correction. Jeff Leidinger seconded. All present voted in favor of accepting the previous minutes.

3. Ongoing ordinance work

Members continued to discuss the regulations that will be new guidelines.

- Stone walls - **Jeff said he will work on that section and drafted new language from the discussion.**
- Kevin noted that the school had work done out front with a new apron and walkway. There had not been any notification to the HDC prior to the work being done. **Kevin will talk to Ken Folsom about this to see if the School District has to follow the general period of review and public notification.**

- 41 • Lighting – **Jeff will work on the language for public lighting.** There  
42 was discussion about allowing historic lighting methods if they do not  
43 present a fire hazard – and as before, it was agreed to add something  
44 to the effect that **they should be complementary to the style of the**  
45 **property in which they are located. It was also agreed to add**  
46 **something about favoring indirect lighting wherever possible**  
47 **and also that down lighting was preferable to spot lighting.**  
48
- 49 • Steps and walks – stone, wood is allowed – everything except  
50 asphalt or concrete. **There should be some language about a**  
51 **preference for stone curbing and other materials to be reviewed**  
52 **on a case-by-case basis.**  
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- 54
- 55 • Septic Systems Recreational facilities – leave the wording of those  
56 sections as they are ok  
57
- 58 • Driveways – should be gravel, crushed rock, or asphalt – but not  
59 concrete – **add language that there is a preference given to**  
60 **permeable surfaces**  
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- 62
- 63 • Demolition section – take that out as it is covered earlier  
64
- 65 • WAIVERS discussion – members talked about situations where there  
66 may not be the need for a full public hearing, but the HDC still has to  
67 sign off on an application or project prior to it going to the Building  
68 Inspector. It would give a record of what was agreed to. These  
69 situations are likely to be when an application is for work or changes  
70 that do not impact abutters and are not visible from the road. There  
71 was discussion about what would be a ‘review’ as opposed to a full  
72 hearing and how fees could be charged for the lesser administration  
73 involved with a review. There would be a mechanism that allows for  
74 the HDC Chair and perhaps also the BOS rep, so there are two  
75 members involved, deciding to sign off without having to hold a  
76 hearing. **Jeff agreed to revise the language – he would put**  
77 **something in page 10 of the Regulations pertaining to Powers**  
78 **and Duties and things that need to be reviewed. And add**  
79 **something linking to this in the Application Form.**

- Jeff too revise these sections from his notes and if possible share with members prior to the next meeting – October 19.

#### 4. Paul Knapp application for a deck out back

Kevin spoke to this application received recently. It is at 10, Goodwin Road, and it is for a 12x12 deck out back at the end of a long driveway.

The paperwork from the town office showed there are 5 abutters. In the spirit of the HDC ordinance and regulations, it seems like an application where the HDC should be able to tell the Building Inspector that they do not have any adverse issues with it. It seemed likely that the hearing and application fee would be waived if there was no hearing – then the applicant has to pay the Building Inspector's fee.

**Lois to return the application to Mandy.**

**Kevin to contact the Knapps to say they do not need a hearing for this deck.**

#### 5. Canterbury Shaker Village

Kevin reported that he was on the Buildings Committee of CSV and there are 3 working groups: (i) to assess buildings for educational and historic qualities (ii) assess the actual state of the buildings and their needs (iii) to assess the potential of the buildings for other uses to bring in income – rental income for instance.

Kevin noted that he has spoken to the Executive Director Leslie Nolan about the need for more communication with all the town boards, but especially the HDC. The Fire Chief will be going to look at safety issues.

There was discussion about what kinds of issues would come to HDC versus Planning Board. HDC is concerned with the state of the buildings. Their use is more a Planning Board issue.

120           6. Repairs in the Town Center

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122   Kent reported on some improvements and repairs that he has been looking  
123   at in the town Center. He had asked Dave Court to make a handrail for the  
124   Town Hall and new steps are needed. Kevin noted that this requires an  
125   HDC application so that the public will know these are proposed changes  
126   under right to know law, and there is time for public commentary.  
127   Alternatively, the BOS meeting minutes can also record decisions made  
128   about work to be done. But that is different from the HDC receiving an  
129   application, which would then create a posting for a hearing. There was  
130   some discussion about RSA 674 which covers right to know law for land  
131   use boards. **So that application would be something for Kent to fill in**  
132   **and submit via the Town Office.**

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134           7. Adjournment

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136   Jeff made a motion to adjourn, Anne seconded -- and all were in favor. It  
137   was about 8:40 pm.

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140   Respectfully submitted,  
141   Lois Scribner, secretary to HDC.