

Final Minutes
Canterbury Historic District Commission
December 15, 2021, 7 pm
Meeting House

Present:

Kevin Bragg (Chair): Jeff Leidinger: Anne Emerson: Harry Kinter
(alternate): Ginger LaPlante: Lois Scribner (secretary/alternate)

Absent

Art Hudson (BOS)

Agenda

1. Call to order

Kevin Bragg called meeting to order at 7.04 pm

2. Minutes November 17, 2021

Kevin moved the minutes of the previous meeting and there being no discussion all members voted in favor of accepting them.

3. Ordinance work

Kevin reported that the BOS had not given any further indication about the role of the different sources of authority vis a vis the HDC ordinance amendment. It was suggested that if the Commission took the document they had already worked on, removed the Ordinance parts, and then renamed and reworked the rest as HDC Regulations, that might be a way forward. That document could be given to the BOS and a request made that town Counsel look it over to avoid future unexpected legal problems.

Harry wondered if the term 'Regulations' should be looked into to ensure they carried legal enforceability. Kevin thought that was already included in the HDC ordinance. Harry asked if what was in effect during the years of the Barn work, would that have been considered a 'regulation'? Kevin said yes, what little there was in the Ordinance then referring to demolition was a 'regulation' but there had not been much to work with and the conditions given to the owners were not drawn up by lawyers but Commission members.

It was acknowledged that it is difficult to draw up regulations to cover every single situation. Guidance is just that and there has to be some flexibility.

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42 Jeff referred to the RSA 675.7 that gives Commissions the right to amend
43 their own regulations. They would be looking to have the HDC present 1)
44 its Ordinance 2) the Regulations and 3) Application Form and Guidelines.
45 This would all make one package. It would be closer to the way the
46 Planning Board is organized.

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48 Jeff said one of the drafts he had worked on had the ordinance highlighted
49 so he could use that to remove those parts and work on the other parts. He
50 asked if they could look at the Guidelines at the next meeting to distill them
51 further? Kevin wondered if ex board members should be called in to help
52 think about the Guidelines section.

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54 Action Plan: the next meeting is on January 19, 2022. Jeff will try to have a
55 draft by the week beforehand, January 12, and it would be helpful if
56 members could look at the Guidelines in advance to discuss them.

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58 In terms of a time frame, Jeff suggested June 1, 2022, might be both
59 realistic and helpful in terms of Town Meeting being over and meetings
60 being held outside if Covid is still problematic.

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62 4. Kinter Property inclusion to Center Historic District

63 Harry had worked with Gordon Jackson on the 'meets and bounds' text. –
64 Lois (as secretary for the Planning Board) has prepared the public notice
65 and abutter letters. Harry wondered if he could get Planning Board
66 approval to match that from the BOS and HDC. He will write to the
67 Planning Board to ask for that to be clarified during the hearing. The public
68 hearing will be on December 28. That meeting will likely be in the Town
69 Hall. The Kinter amendment will be second on the agenda, so around 7.30
70 pm.

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72 The next HDC meeting will be January 19, 2022. We can use the Meeting
73 House if it is the small group. The Town Hall is useful for larger gatherings.

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75 5. Adjournment

76 Kevin made a motion to adjourn at 8.45 pm, Ginger seconded and
77 everyone was in favor.

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79 Respectfully submitted,
80 Lois Scribner, secretary to HDC.

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