

Final Minutes - Canterbury Historic District Commission  
June 15, 2022, 7 pm  
Meeting House

Present:

Kevin Bragg (Chair): Jeff Leidinger: Ginger Laplante: Harry Kinter: Kent Ruesswick (BOS rep): Lois Scribner (secretary/alternate)

Members Absent:

Anne Emerson

Agenda

1. Call to order

Kevin Bragg called the meeting to order at 7.05 pm.

2. Minutes May 18, 2022

Kevin asked for a motion. Jeff Leidinger moved the Minutes of May 18. Kent Ruesswick seconded. There being no further discussion, all present voted in favor of approving them.

3. Hearing for Canterbury Community Market LLC (Canterbury Store) roof repair

Kevin recused himself as a member of the CCM LLC and asked Harry Kinter to be a full voting member for this meeting to make quorum. Jeff seconded and all voted in favor. Lois Scribner also recused herself as an abutter.

Ginger Laplante was nominated to be chair for the hearing of this application.

Kevin was asked to make the presentation on behalf of the Canterbury Community Market LLC. They were proposing to repair the back side of the roof and the back side of the apartment next to it. They want to do a metal roof for longevity and snow shedding. Ted West is willing to do this in September. It would be the same material as Ted's barn. It is grey slate in color. There will be a ridge cap of the same material.

Kevin has discussed this project with one of the other abutters, Charlie Comey. He was fine with it. He had wondered about snow going onto the parish house sidewalk. The apartment roof goes onto the garage roof. The snow falling off the store will be far enough off the sidewalk to be safe.

Kevin added that they were proposing to match the pitch of the Store roof with a new frame and go over the flat roof of the apartment. The goal was to get both roofs in one continuous run. This was not in the application but was part of the plan.

Howard Moffett and Lois Scribner (abutters) from 2 Baptist Road were in favor of trusting the work crew to make appropriate decisions.

Jeff asked if it was a corrugated roof? Ginger asked about replacing half a roof only. The front part is in good shape and not in need of repair yet. Harry asked if the roof had been done in different times and that was the case. Kent said he was a fan of sloping roofs to get the snow off. Kevin noted they will need another worker to frame the repair, not Ted.

**Jeff Leidinger made a motion to approve the full design with the extended slope roof and using the materials as described. Harry Kinter seconded. All voting members voted in favor.**

#### 4. Ordinance Work

The Commission picked up the redrafting of regulations work, starting at Section C, Exterior Features.

- Walls and Fences: Harry asked about stone walls and the example of 18 Morrill Road. There was a discussion about enforcement. The Code Enforcement officer role was raised as in previous discussions. Jeff said in the earlier rewrite of the regulations the CEO is the enforcement agency. When this is all packaged together the Selectmen should read it because it does increase the role of the CEO and the Board may not want to do that. If the CEO is not willing to do this, Kevin suggested, one HDC member could be asked to do it. They could help review projects with the Building Inspector too. Members of the HDC may notice things around town but it is not for them to approach home and landowners, that is the role of the CEO/Building Inspector. Kent said this should all come to the BOS so

81 they had time to digest it before any public meeting is held. Ideally  
82 before Budget work begins in the town office. Jeff added that in the  
83 past the HDC expected both BOS and town counsel to see the draft  
84 regulation changes.

- 85  
86 • Walls and Fences continued: Harry indicated that not all walls are the  
87 same. What did the wording in the regulation apply to? New or  
88 existing' historic' walls? It was pointed out that if a new stone wall  
89 was to be built, permission would be needed. And 'traces' of walls are  
90 protected as artifacts. There is no mention in the regulation that  
91 specifically says a stone wall may not be breached. There ought to be  
92 compromises possible if a stone wall is to be changed in a project  
93 that is for public benefit – so breaching a stone wall should be  
94 permitted but with guidelines. For any application that would be on a  
95 state road it would need a state driveway permit too – and that  
96 involves a higher authority than the HDC.  
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- 98 • There followed a discussion about livestock fencing and properties  
99 where there is agricultural use and animal husbandry within the  
100 Center Historic District. Some of these issues come up with the  
101 Planning Board and the Select Board. Ideally all boards can work in  
102 unison – in a 'hand in glove' fashion.  
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- 104 • The use of pressure treated wood was discussed. It was also  
105 mentioned in an earlier clause about decks and porches. Which  
106 entities were exempted from the HDC regulations (like the town, if  
107 they chose) – was the School District also exempt? **Jeff agreed to**  
108 **work on a new sentence about fencing to indicate that it would**  
109 **be preferable for fencing associated with primary and residential**  
110 **structures to be painted whereas pasture fencing could be**  
111 **unfinished or stained and painted.**  
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- 113 • Antennas and Satellite Dishes: it was agreed that this was another  
114 area like solar panels where technology has to be incorporated not  
115 prohibited. It was a question of being flexible about size and  
116 functional placement of these fixtures. **Jeff agreed to come up with**  
117 **language similar to that used for solar panels for these**  
118 **technologies too.**  
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- Permanent Signs – there was discussion about distinguishing between permanent and temporary signs. As an aside, Harry noted that the Historical Society would be coming to the BOS about their plans for signs. It was agreed to delete ‘Permanent’ and add “This applies to off-site signage too”. And reference to contractor signs - "Contractor signs should be only displayed on the property that is worked on" (or something similar to this effect). It was noted that if contractor signs were left on state roads it was considered advertising.
- Outdoor lighting – there was discussion about ‘bare bulbs’ often found in security lighting. And the occurrence of lights on properties such as at Shaker Village where the floodlights are very bright and impact drivers on the road. It was agreed to keep the bare bulb sentence. And add “the size and style of light fixtures must be appropriate in their location or setting”. And something like “Security lighting may be used in areas not affecting abutters or public rights of way otherwise allowed by special exception”.

HOMEWORK FOR JULY 20 MEETING IS TO LOOK AT POINTS 5-9 AND HAVE THOUGHTS READY TO SHARE SO THIS WORK CAN BE FINISHED AT THAT MEETING.

AND – THINK ABOUT ADDING A SHORT SECTION ABOUT LANDSCAPING.

Members should be able to take August off if this work is completed in July.

## 5. Adjournment

Kevin made a motion to adjourn, Kent seconded -- and all were in favor. It was about 8:46 pm.

Respectfully submitted,  
Lois Scribner, secretary to HDC.

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