

Final Minutes
Canterbury Historic District Commission
June 16, 7 pm
Meeting House

Present:

Kevin Bragg (Chair): Jeff Leidinger: Anne Emerson: Ginger Laplante: Art Hudson (BOS rep): Lois Scribner (secretary/alternate)

Agenda

1. Call to Order

Kevin Bragg called the meeting to order at 7:02

2. Minutes of May 19, 2021

Kevin made a motion to accept the Minutes from May. All members were in favor of accepting them as submitted.

3. Ongoing work to revise the Historic District Ordinance.

Jeff Leidinger had prepared another draft of the Ordinance and this was circulated to members in advance with changes highlighted.

Points of discussion included:

- The removal of the word 'Overlay' with regard to the Shaker Historic District because that was in error in the existing Ordinance.
- An overlay district may impose additional limitations on a base district
- The rewritten Ordinance is intended to flow more clearly and logically than the original in ways that reflect the experiences learned over the past few decades.
- The number of Members of the Commission being set at 7 instead of 5 is intended to bring in new members with diverse skills and backgrounds, in the future.

- Adding a quorum provision was agreed upon as a good idea – Jeff would make that item ‘g’ under 13.3.
- The inclusion of natural features and trees in the Powers and Duties section 13.4, B4, was discussed again – the goal is not to be overly controlling but to ensure that there was a mechanism to stop substantial changes being made to natural features – not every change in a yard or garden would rise to the level of needing HDC approval – it was hoped the Code Enforcement Officer would be the first assessor of the importance of a proposed change and would contact HDC as necessary.
- In terms of procedure, the HDC will have to share the document with the Board of Selectmen and find out what parts are within HDC authority, what parts need BOS approval and what parts might need to go to Town Meeting for a vote. Any changes for the Building Inspector/Code Enforcement Office will require BOS approval, for example. The Town Attorney should look at the draft document too.
- On the issue of ‘repair or replace’ in 13.5, regarding costs versus what benefit for an owner, it was noted that there is provision to discuss the issue of costs in the Maintenance section. It is important to have that written out to ensure that a discussion of the issue of cost versus benefits takes place. It is consistent with most other towns with such ordinances and intended to retain artifacts in a historic district, but not at unlimited expense.
- Art as BOS rep. agreed that the BOS would have the performance bond responsibility.
- HDC will still need to work on the Application Form and Guidelines that Mark was originally going to do – likely this can be started in August and September.

Kevin made a motion that he should transmit the final draft to the Select Board on August 1 for their meeting in early August. All voted in favor of this.

4. Any other business

(i) Barn Update

Kevin had talked to Ron and Judy. The Barn is technically down but many pieces still need to be disassembled. The owners had

reported that Derek has had issues, and only has 2 family members assisting him. There is no contract with him but the owners are afraid of pressuring him in case he does not return to complete the work.

Members feel that as the property owners they are responsible whoever does this work. And they are responsible for getting the clean up done. Mark Padula was named as the person to do that work. Members want to see a firm booking and date for him to start. In terms of the time frame, the permit to demolish that came from the Building Inspector last July will soon expire. It was thought that the HDC could assist the owners if they stipulated the need to meet the permit deadline, otherwise there would be fines levied per day of non-compliance. This could help leverage pressure on Derek to finish. The site was in danger of becoming a real safety hazard and ultimately the Town must guard against that in the Center. The owners could be charged for a clean up organized by the Town.

Art would speak to the other Selectmen about this and the concurrence of the HDC and BOS about the demolition permit deadline. Kevin will speak to Ron and Judy again about having a hard date for the mitigation of the site. A meeting with HDC could be organized if necessary.

(ii) Potential Members

Members shared who they had spoken to or thought about as potential new members. Until the new Ordinance is passed they can only bring on one new member as alternate. It was agreed that Kevin will get back to Harry Kinter, who had expressed interest in joining. Art agreed to check with the Town Manager in terms of numbers of alternates that Boards can appoint.

(iii) Country Store LLC and grounds

Kevin reported back from the LLC meeting on June 12 and on progress being made by Friends of the Country Store. The Store restroom cannot be made handicap accessible so cannot be open to the public, but an anonymous donor has committed to covering the cost of a handicapped accessible Porta-potty during the summer to go to the right of the garage door straddling church and LLC property. It would not be out at the front. Kevin was planning

a small lattice work cover for it. The church did not have a problem with it, the town offices would be able to see it, and maybe some neighbors to whom Kevin would talk.

It was also hoped that picnic tables could be put up on the west side – one was there last year. They were owned by Briggs Lockwood and generally used for the Fair. Kevin will attend the BOS meeting early in July to talk about the projects the Friends of the Store are discussing. The overall goal is to get more people using both the Store and the Center. At present the gazebo is being used for meetings and/or picnics. There is a fundraiser for the Store in operation with matching and donations are coming in.

(iv) Folder from Mark Hopkins

Jeff asked if Kevin could get back a folder Jeff had given to Mark.

(v) July Recess

Kevin made a motion following discussion to recess the HDC during July when people are so busy. The draft Ordinance work is largely done for the moment and if an emergency meeting needs to be called it can be arranged by email and phone. All were in favor of a recess.

8. Adjournment

Jeff made motion to adjourn around 8:30 pm. Art seconded.

Next meeting Wednesday August 18, 7 pm, Meeting House.

Addendum: Art Hudson let members know the next day that there was no limit on alternates that could be appointed by town committees. With 7 members at least 3 alternates would be helpful. The porta potty was regarded as a good solution for town events. And regarding the Barn, if the demolition permit conditions were not met by July 22 deadline, a letter could be sent to notify the owners they were in violation of the agreement with the HDC. It is hoped that this can be avoided.

Respectfully submitted,
Lois Scribner, secretary to HDC.

158

159

160

161

162

163

164

165

166