

Final Minutes  
Canterbury Historic District Commission  
May 19, 7 pm  
Meeting House

Present:

Kevin Bragg (Chair): Jeff Leidinger (alternate): Anne Emerson: Ginger Laplante, Lois Scribner (secretary/alternate)

Guest

Kent Ruesswick (Planning Board Chair and Sexton for the Cemetery Trustees)

Absent:

Mark Hopkins and Art Hudson (BOS rep)

1. Agenda

Kevin Bragg called the meeting to order at 7:02pm

2. Minutes of 4/21 and 3/17

The two sets of Minutes for March 17 and April 21 were moved by Jeff Leidinger and seconded by Anne Emerson. Jeff thanked Lois for the summarizing and synthesizing of discussions in these sessions.

3. Mark Hopkins resignation

Kevin had seen Mark today and he had tendered his resignation with the Town Office. This leaves one full membership seat open. Ultimately it is the Select Board choice but the HDC generally makes recommendations. HDC members returned to this issue later in the meeting. Jeff was willing to be a full member so Kevin will make that recommendation to the Select Board. Members were encouraged to reach out to townspeople they might know who could be recommended as the second alternate (while there is still only 5 members and 2 alternates). Jeff knew of someone to reach out who was relatively new to town and had worked in the AG office. Kevin was going to reach out to Harry Kinter who is acknowledged to hold a wealth of experience in historical preservation and lives on the border of the Center HDC. Some other names were floated. It was agreed that finding younger

people to join would be helpful. And going forward the HDC could continue to meet monthly, on the third Wednesday of the month, looking to be proactive about wider issues, not just hearing applications as and when they arise. Jeff and Kevin spoke of other potential activities, educational initiatives such as a lecture on a particular issue or fundraising efforts, joining with other commissions or groups in town, all the while showing why it is a good idea to have the HDC.

#### 4. Kent Ruesswick - Cemetery tree damage

Kent Ruesswick had come to the HDC to see what could be done about damage to one of the hickory trees he had planted in the Center Cemetery near to the western boundary wall. During the work on the Barn demolition at 10 Center Road, abutting the Cemetery, one of the three hickory trees was irretrievably damaged. As the sexton, Kent had called the Barn owners, Ron Turcotte and Judy Nelson. Ron had been in Florida then and assured Kent he would look into a replacement tree as soon as they returned. That had been two weeks ago. Kent had heard nothing. Kevin noted this was part of the larger discussion about the Barn.

#### 5. 10 Center Road Barn update

Kevin reported that he had been approached by Ron and Judy recently working outside in the Center and they had said they were having a hard time getting hold of Derek, their contractor. Ginger Laplante asked about the fence that has been inadequate and pointed to the need for a safety fence to be erected especially now that summer was coming on. Kevin had asked them to tell him one way or the other before this evening's meeting and he had heard nothing. The permit that had lifted the Stop Work order will expire in July. The conditions had not been followed. There had been a great deal of dry weather when work could have been done. Ginger felt that the town should be more proactive in enforcing the conditions.

Jeff suggested a two-pronged approach. First, meet with Ron and Judy. Find out exactly what is going on, tell them it is their responsibility to take the Barn down appropriately and safely, that they have created a nuisance in the very Center of the community and that this has to be more of a priority than it has been. Then secondly, meet with the Select Board and make recommendations if the owners were not going to comply with the permit they had been issued from the town, which was a kind of contract.

81 Jeff suggested the HDC try to work with the owners to set up the meeting,  
82 there might be a required period of notice. **Kevin will call Ken Folsom**  
83 **tomorrow, Thursday, to find out. When that is known, Lois will find**  
84 **out availability of members so that a meeting time might be set up.**  
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## 86 6. Further work on the Ordinance

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88 Jeff had prepared and circulated another draft of the Ordinance. Discussion  
89 of various sections followed.  
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- 91 • 13.1 Purposes

92 Jeff had kept in the bullet 'maintain property values'- all members  
93 were keen to see it retained and even expanded with a further  
94 rationale.  
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- 96 • 13.3 Membership

97 There was discussion about the relative merits of having 5 (as now)  
98 or 7 full members, and 2 alternates. It was agreed that having  
99 alternates allows for members to spend some time being educated  
100 into the functions of the commission before moving to full  
101 membership. Possibly having 2 more places to fill as full members  
102 might attract folks who want to be voting members. But then many  
103 commissions in town struggle to recruit members. There was a  
104 consensus to shoot high and make the HDC 7 members with 2  
105 alternates in the new ordinance.  
106

- 107 • 13.3 D Qualifications

108 Jeff had based this section on parts of the Amherst and Bedford  
109 ordinances. Members agreed it was a good list of desirable  
110 qualifications and backgrounds to consider as well as folks who  
111 would exercise good judgement regardless of occupational  
112 background.  
113

- 114 • 13.4 Powers and Duties, # 4 regarding natural features

115 Jeff had used 'Change or removal of any natural feature'. Members  
116 discussed whether or not 'change' would sufficiently include any  
117 additional plantings of trees for instance. It was decided 'change'  
118 was sufficient.  
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- 13.5 Review Criteria

In section E regarding Project Impact, Jeff had used the term 'streetscape'. The consensus was to keep that.

- 13.6 the new section Maintenance, Demolition or Relocation.

It was agreed that the section on Enforcement should be moved to be 13.8 because it would apply to all kinds of applications not just Demolition. Then the sections on application and administration would follow logically. Jeff had clarified with Jan Stout that 'Code Enforcement Officer' was the correct term to use for the building inspector staff member.

The issue of whether or not to require a performance bond was raised by Kevin. It could be a way to keep contractors on track and could carry penalties if they did not do so. It would be through the Board of Selectmen. Jeff would draft that as a condition and add it as a separate section.

- Clause regarding the aftermath of a project

Kevin noted this seemed to be missing. Jeff would locate it from an earlier draft and re-insert it.

- Anne asked about time limits if there is to be an appeal to the ZBA.

That is built into an earlier clause, 13.7, D5, where it refers to 'other applicable appeal period'.

Kevin thanked Jeff for taking on the task of providing drafts. Kevin said they still had to find out what parts of the ordinance would need Town Meeting approval, what parts would need BOS approval and what parts the HDC could implement by their own authority. Kent added information about how the PB worked on an ordinance. He added that the Planning Board would revisit the campground ordinance.

## 7. Friends of the Country Store

Kevin shared news of the innovations happening at the Country Store, to the flooring and to erect a lamp outside where there used to be one years ago. Kent has volunteered to make the post for the lamp. Ginger suggested finding photographs of the original lamp in the archives. They will have to choose between modern materials and functionality versus more traditional material and appearance.

160           The Friends are meeting in the Gazebo next Monday at 4pm to talk  
161           ideas. They will be looking into matching fundraising activities. The  
162           LLC meets June 12 for its annual meeting.

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164   8. Adjournment

165   Jeff moved to adjourn at 9 pm, seconded by Kevin.

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167   Next meeting Wednesday June 16, 7 pm, Meeting House.

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169   Respectfully submitted,

170   Lois Scribner, secretary to HDC.

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