

Draft Minutes
Canterbury Historic District Commission
August 25, 7 pm
Town Hall

Present:

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

Absent

Art Hudson, Ginger Laplante

Others present

Tom Perlet, (applicant); Sara Rossigg (abutter), Jan Cote (Cemetery Trustees)

Agenda

1. Call to Order

Kevin Bragg called the meeting to order at 7.02 pm.

2. Minutes of June 16, 2021

Jeff moved to approve the minutes following an amendment made earlier in June. Kevin seconded. All who had been present that evening voted aye and the minutes were approved.

3. Application for new windows from Tom Perlet, 11 Kimball Pond Road

Kevin introduced the application for new windows at the 'Brick House'. Tom and Emily Perlet are looking to do one floor at a time. If approval is given it would be for both floors.

Tom was invited to explain the project. He thanked the Commission for getting the meeting together although he had first applied some months ago. They will replace the old windows with more energy efficient ones, hoping to get more energy savings for their household to save on heating costs and to be cooler in the summer. They have 3 daughters

41 and hope to put in new windows without lead paint. They want to respect
42 the historic nature of their house in the process. The proposed design
43 should look the same as now but they will be vinyl not wood.
44

45 There was some discussion about the lattice muntins that are found in
46 some but not all their windows. Past boards have allowed internal
47 divided sections on such windows.
48

49 Kevin opened the meeting up to questions. Harry asked what they would
50 do with the old windows – could they be reused? There may be salvage
51 value in them. Maybe they could even be helpful to Canterbury Shaker
52 Village. Harry queried his alternate status - he was not needed to vote
53 but he could ask questions. Harry added that he been looking for Sam's
54 book to see if there were any historic photographs of the old house. Tom
55 has that book at home and could check that out. IF there was evidence
56 of 6 over 6 or 4 over 4 windows instead of one over one – it could be an
57 idea.
58

59 Jeff pointed out that the house has had single pane windows for some
60 while now sp those would be consistent with its current character. He
61 would agree to approve with single or one over ones because it has
62 been like that for 40 years. What the Perlets were doing was wonderful
63 for the house's longevity.
64

65 Anne asked about lead paint – what was the exact issue there? Tom
66 said the company is certified to remove lead paint and they are
67 concerned about limiting lead paint and dust from the scraping. Granite
68 State Glass has taken this into consideration – they build tents round the
69 windows to limit the dust.
70

71 Kevin said these are replacement windows, merely the sashes and
72 tracks. The sills etc. will stay in place. Kevin said if they run into major
73 issues, please would Tom let the HDC know however if it is merely
74 repair and replacement they are good to go.
75

76 **Jeff moved the approval of the application, and Anne seconded,**
77 **and Kevin supported so the approval was granted.** (Quorum is
78 currently 3 members).
79

80 Pastor Sara was there to support the application and was glad about the
81 energy efficiency.

82

83 Tom mentioned that it was since June when he first applied. There are
84 issues with the HDC email and who collects applications dropped off at
85 the Town Office. **The HDC will be looking at the Application form
86 next in their work and will make the process of applying more
87 efficient.**

88

89 Tom and Sara left the meeting.

90

91 4. Barn update

92

93 Jan Cote was present on behalf of the Cemetery Trustees because
94 they were concerned about the ruts that had been left by the Barn
95 work. These ruts were on 'Pound Lane' and they were unable to mow
96 that area. There is still debris and saplings are down. Nothing had
97 been resolved.

98

99 Lois read from the minutes from June 16. Kevin had called the
100 owners. He has heard nothing. If the HDC permit is good for one
101 year, that has now expired, as of July 22. The site has not been
102 cleared. Mark Padula is supposed to do the clear up once the Barn
103 debris is removed.

104

105 Jeff asked if they should have the owners come to a meeting. Kevin
106 said he felt this was the town's issue now. If they needed more time –
107 HDC could be involved but it has become a town enforcement issue.
108 Jeff agreed the selectmen are the enforcement arm for the
109 community. He felt that the HDC should request something
110 affirmative of the BOS as the situation has gone on longer than
111 proposed. The Cemetery has concerns too. – they need to get this
112 finished. Maybe the HDC requests the BOS to ask the owners directly
113 how they will finish this project and offer to be involved. But the BOS
114 needs to indicate if they are going to push it along or put in fines. The
115 situation is clearly not going to fix itself. Jeff recalled that the original
116 approval included the condition that the site would be cleared up.

117

118 **Jeff asked if Kevin would go to meet with the BOS.** Anne asked if
119 it should be in writing. It was agreed to 'do the ask first' then put

120 something in writing if nothing happens. **Kevin would contact the**
121 **BOS.** Jan returned to the Cemetery Trustees meeting.

122
123 Harry asked about the barn contractor and some of the background.
124 Details from past efforts were shared.

125

126 5. Ordinance work update

127

128 The BOS still needs to be informed about the latest draft and given a
129 copy for feedback regarding what the HDC can do, what the BOS can
130 do and what needs to go to Town Meeting. **Kevin can combine that**
131 **with meeting with BOS for the Barn.**

132

133 The HDC will continue work focusing on the Application form and
134 Guidelines as of the next meeting, in mid September.

135

136 **Harry needs a copy of the document 3rd draft – and minutes of**
137 **past few meetings. Lois to send.**

138

139 The next BOS is meeting August 30 (due to Labor Day).

140

141 **Jeff offered to put together a straw horse draft of an Application**
142 **form. It would be helpful if members should look at forms from**
143 **other towns for ideas to add to the draft.**

144

145 Jeff asked if we had guideline examples. As of now the guidelines are
146 4 pages long and not part of the ordinance. So, if there are things
147 there that should be part of the regulations these should be noted or
148 call this something different, not 'guidelines'. These are available on
149 the website page for the HDC.

150

151 **Kevin is to give the application form part from Mark's folder to**
152 **Jeff.**

153

154 6. Harry and Sarah Kinter's house and the HDC line boundary

155

156 Harry spoke to the background of this boundary issue. They had long
157 wanted to be included in the Center Historic District. He had reviews
158 historic districts as part of his federal employment and knew how
159 irrational some of the current boundaries are. He had not found the

160 Historical Society in favor of making changes to create a Heritage
161 Commission in town, to give the HDC more influence. The Kinter's
162 house was one of the oldest in town, and has had a long history with
163 interesting former inhabitants, including Luther Cody who rented from
164 the Hutchins. Harry still believed that there could be something like a
165 Heritage Commission or voluntary membership of the Historic
166 Districts, to enable other old properties to be included (ex. Clough
167 Tavern farm). Harry shared a map that clearly showed how his
168 property directly abuts the Center HDC boundary.

169
170 It was generally felt that they should deal with the Kinter's specific
171 request first then move on to look at voluntary membership of historic
172 districts as a general idea. Harry was invited to write a summary to
173 present at the next meeting giving his rationale for being included
174 within the boundary. This will be on the September 15 agenda.

175
176 Kent Ruesswick came in from the Cemetery Trustees meeting. He
177 added that if the HDC boundary was changed it would have to come
178 before the Planning Board because the boundaries are described in
179 the zoning ordinance as if they are spoken.

180
181 7. Other members

182
183 Jeff had spoken to Emily Goering. She is interested in joining as an
184 alternate. **HDC will have to recommend her to the BOS first.**

185
186 8. Adjournment

187
188 Kevin made a motion to adjourn. Jeff seconded. All in favor.

189
190 NEXT MEETING WEDNESDAY 15 SEPTEMBER, 7 PM, MEETING
191 HOUSE.

192
193
194
195 Respectfully submitted,
196 Lois Scribner, secretary to HDC.

197
198 Addendum – **Kevin and Art to meet with Ken Folsom on Monday 30th**
199 **August.**

200
201
202
203
204
205
206
207
208
209