

1 **Historic District Commission - Meeting June 26, 2023**

2 **Meeting House – Final Minutes**

3 **Members present:**

4 Kevin Bragg (Chair), Kent Ruesswick (BOS rep), Jeff Leidinger, Harry Kinter
5 (alternate), Lois Scribner (secretary and alternate)

6 **Members absent:**

7 Anne Emerson (out of state), Ginger Laplante

8 **Others present**

9 Lisa Carlson and Al Edelstein (Canterbury Community Market LLC), David Balshaw
10 (future Storekeeper); Mindy Beltramo, Lenore Howe, (residents); Howard Moffett,
11 Charles, Erica and Ethan Comey, Ron Turcotte and Judy Nelson (abutters)

12 **Agenda**

13 **1. Call to Order**

14 Kevin Bragg called the meeting to order at 7.03 pm.

15 **2. Minutes of May 15**

16 Jeff Leidinger moved to accept the previous Minutes. Kent Ruesswick seconded.
17 All members present voted to approve those Minutes.

18 Kevin needed to recuse himself to present on behalf of the Canterbury
19 Community Market LLC managers, so Jeff moved, and Kent seconded, that all
20 alternates to be voting members for this hearing.

21 **3. Public hearing for Canterbury Community Market LLC regarding**
22 **renovations to the Canterbury Country Store**

23 Jeff Leidinger chaired the hearing for the Historic District Commission.

24 a) **Presentation and questions from HDC Board members:**

25 Kevin introduced the application for approval stating that the property came
26 under order from the state for lead abatement. As a result, some exterior work
27 needs to be done. Three facades need replacing, which will affect the trim and

28 siding at the east side of the building, replacement of the apartment windows and
29 doors, and a privacy fence around the generator.

30 Harry Kinter asked about the process and the fact that this hearing was “after the
31 fact”. Why had the HDC not held an emergency meeting? Kevin explained that
32 things had moved quickly once the state had called for lead abatement in the
33 rental space. The LLC had been getting information and replacement parts to
34 present this hearing as quickly as possible. There would be no change to the door
35 and windows at the front. The contractor who they were recommended to use
36 was available and that drove the schedule. The state allows them to have 45 days
37 to get the work started and if not done, it is common to request extensions but no
38 more than 180 days. The state had required the LLC to hire a state certified
39 inspector. Everything will be written up and then checked after the work is done.

40 Jeff asked if the items being replaced will be replaced in kind? Kevin said yes
41 except the siding would not be in kind. They would use Hardie board to help offset
42 dampness problems (this has been used on the library). The kitchen door will be
43 the same configuration but with double-efficient glass. The front door will be an
44 insulated panel door. The windows are wood and will be an exact match, but more
45 energy efficient. The dimensions, sash configuration and casings will look the
46 same. There is no change to the foundation. The contractor is responsible for
47 disposing of all the lead material.

48 There were a few further aspects of the project presented by Kevin. There were
49 some improvements inside the store that would affect the outside, mostly to do
50 with windows. In the area used for grains at the back, the new storekeepers
51 wanted to have a seating area, so it would need some natural light and they were
52 going to put in 5 windows in total. These would be matching 6 over 6 double hung
53 windows to give light in a retail and seating space.

54 Kent asked if gutters were going to be added because Hardie-board does not like
55 being splashed and it degrades it quickly, so gutters could be helpful.

56 Another issue to address is the outside generator, which currently sticks outside
57 the privacy screen. A larger privacy fence will be added to fix the appearance
58 around the generator during this work.

59 Also, the Balshaws want to hang some signage at the front outside, much like the
60 US Post Office sign, advertising the restroom, ice cream and so on. They had a
61 photograph showing 6 small signs hanging outside, and these would likely be
62 changed seasonally depending on what was available or popular at the time.

63 There will be a restroom for patrons. It will be ADA accessible. It will be served by
64 the existing septic and leach field.

65 Harry asked about venting in terms of food production. The kitchen will be a prep
66 kitchen only, not a full commercial kitchen. The cooktop will be a residential type
67 and there will be a vent for humidity going out in the eave space in the garage.
68 The stove will be electric.

69 b) Questions or comments from the public present:

70 Ron Turcotte asked about the ice machine. It would be going to the back near the
71 garage.

72 Mindy Beltramo asked about access to both doors. It was envisaged that there
73 would be transactions inside and then the back access could be more of a loading
74 dock to pick up the heavy items.

75 Lisa Carlson said she wanted the HDC and public here to know that when there
76 was something discovered that the LLC managers would do it right. They had been
77 blessed with good people to work with, especially the case manager employed by
78 the state. The state inspector had been down to earth and communicative. The
79 lead abatement officer, Doug Jones, had been recommended to them and was
80 very good to work with. They had been lucky at every stage of the work so far and
81 the work was being "done right".

82 Al Edelstein echoed those sentiments. Howard Moffett said he was pleased with
83 what was going on and would have more questions for the new storekeepers.

84 Judy Nelson asked if the lead had been entirely abated. No, it was still in process.
85 The state only required them to do the exterior, for the residential living space.

86 c) Vote to approve the application:

87 **There being no further questions or comments Jeff asked for a motion. Harry**
88 **moved to approve the application. Kent seconded. All HDC members voted in**
89 **favor.** Jeff congratulated the LLC Managers and new storekeepers.

90 Jeff asked about any proposed adjustments to the landscaping. There were none
91 planned. Jeff concluded this part of the hearing.

92 **4. Other Business**

93 (i) Regulations/Ordinance work: Jeff wanted to see if the HDC had any
94 further comments on changes to 6th revision of the Ordinance. The last
95 changes made in May had been to landscaping and the removal of
96 mature trees. There were no further changes requested. Jeff asked
97 about the changes made to the preamble and again, no further changes.
98 **Jeff will prepare a final draft to present to the Select Board and Lois will**
99 **post it in town and on the website.** It is planned to discuss with the
100 Selectmen in September.

101 (ii) Harry raised some of the issues from the hearing discussion, pointing to
102 the need for better communication regarding the process of the Country
103 Store changing hands. Kevin explained there had been complex issues
104 facing the LLC and they had kept things under wraps out of respect for
105 the current storekeepers. Kevin noted that members of the LLC can
106 speak about the issues to anyone who asks. Jeff complimented the LLC
107 and new storekeepers for choosing perhaps the one business model that
108 might keep the Country Store alive and viable as both a business and
109 community resource. There are others round the state operating in this
110 way.

111 (iii) Lisa Carlson asked about the issue of aging and ancient trees and how or
112 where to replace them that is being dealt with in the Ordinance
113 rewriting. Kevin responded that it is addressed in the next version. It is
114 not legislated but they had inserted language to make it an issue to be
115 addressed and to help property owners. Some other towns insist on
116 replacing it with native species. The regulation will apply to the Center
117 and Shaker Overlay Districts. Jeff noted that it also mentions trying to
118 preempt the problem with planting prior to the dying of a tree.

120 **5. Adjournment**

121 Jeff moved to adjourn, and Kent seconded. It was 7.44 pm.

122 Respectfully submitted,

123 Lois Scribner, secretary to HDC