

1 Historic District Commission

2 Meeting August 16, 2023, Draft Minutes

3 Members present

4 Kevin Bragg, Kent Ruesswick BOS rep, Harry Kinter, Anne Emerson, Lois  
5 Scribner (alternate and secretary)

6 Members absent

7 Jeff Leidinger, Ginger Laplante

8 Others present

9 Al Edelstein (for Canterbury Community Market LLC)

10 Agenda

11 1. Call to order

12 Kevin called the meeting to order at 7.07 pm.

13 2. Previous Minutes from June 26

14 Harry Kinter moved approval of the previous Minutes. Kent Ruesswick  
15 seconded. All members voted in favor of approval of those Minutes.

16 3. Canterbury Community Market LLC - further issues with renovations

17 Kevin made a motion, agreed by members, to approve Harry as a voting  
18 member and asked him to chair this section of the meeting. Kevin then  
19 recused himself to present the continued application for external renovations  
20 for the Canterbury Community Market LLC.

21 The west side of the roof had terrible leaks. The LLC was fortunate to find a  
22 professional to work on new roofing material, aided by volunteers, this past  
23 weekend. Kevin said thanks were owed to Al Edelstein, Ted West, Jim Moir,  
24 Tom Franco. There remains some work to be done on the back roof, which is  
25 also metal, if funds permit.

26 The approval needed this evening came about because Joel French, Building  
27 Inspector, did a walk through after the previous approval. He determined that  
28 the seed room is now for retail use open to the public and therefore needs  
29 direct access, not just passing through another room. They need a new door  
30 to be built in the back of the building. That door will be a 6 panel, outswing

door, of composite insulated material, similar to the one on the Sam Lake House. There is another door at the garage end that also needs to be replaced with an outswing door. Both will likely be white.

Kevin showed a photo with an artist's rendition of the back with a new door in it. It is designed so that in the future, if private access for rental space is needed, it will be through that door.

Harry asked if there was to be a ramp to the upper dining area for ADA access. There was not – ADA access would be at the lower level or through the garage. The requirement is only for one ADA access point.

Kent asked about the landing. Kevin said there would be a diverter for the water rather than a gutter. The upstairs windows behind the sign will be left open because of the compressor and condensation caused when the air is very humid. They need some shutters that can leave the sashes open.

Harry asked about drainage. For years there has been water coming into and out of the garage from Hackleboro' Road. Now concrete has been poured and the garage is a few inches elevated. There will be a French drain there and a slope away from the building.

Kevin's presentation concluded.

Al Edelstein asked about the potential office space inside. Could that be rented by LLC? That would need a change in zoning. For the immediate future it is likely to be used by the Balshaws.

Al said that the LLC was 'busting its chops' and has a lot of volunteer help. The HDC members agreed it sounded as if they were keeping ahead of it.

**Kent moved to approve the addition of the back door. Harry seconded and all voted in favor of the plan for the new door at the back.**

#### **4. Shaker roofs**

Harry wanted to bring some information to the attention of the HDC for future reference. He was aware of issues to do with the wooden shingle roofs at Shaker Village. Jim Garvin had researched this in detail and discovered that it was during Scott Swank's directorship in the 1990s that the decision was made to repair the roofs not to the 'preservation' standard but the higher 'restoration' standard, using wood not asphalt material. Money had been raised to do that. It is not known whether Scott Swank was directed to do this

or whether he made the decision himself. But some years on, those roofs are rotting away. There will be several other governmental entities involved before this comes to the HDC but in time it should come to the commission. Harry noted that the Shakers themselves earlier in the C20th had been smart and used metal, slate and asphalt, for greater efficiency. The Board at CSV will be looking at this issue during this year.

Kevin is on the Building Committee at CSV and is aware of work being done on the Dwelling House currently. He expects that some issues should come before the HDC.

Follow through with CSV staff was something that Kevin had raised recently when the chairs of all the Land Use boards met together at a regular selectman's meeting on August 7. Kevin had shared too that the Village would communicate better with the town in the future.

#### 5. HDC regulations and Town Attorney markups

Members had seen the yellow markups put on the draft regulations by the Town Attorney, but given the absence of any written comments, it was not possible to respond at this time.

**Kent was asked if he could follow up with Ken Folsom, who had a copy of the comments from the Town Attorney.** The HDC would need to see those and discuss in September at the Monday September 18 Board of Selectmen meeting then at the HDC meeting on Wednesday September 20.

#### 6. Adjournment

There being no new business, Harry moved to adjourn. Kent seconded. All in favor. It was 7.47 pm.

#### **Action Items**

- **Secretary – add another short section to the CM LLC approval letter to cover the back door, have Kevin sign and mail to LLC**
- **Kent – follow up with Ken Folsom re Town Attorney**

Respectfully submitted,

Lois Scribner, secretary to HDC

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