

1 **Historic District Commission Meeting – Draft Minutes**

2 **Wednesday April 3, 4 pm, Meeting House**

3 **Members Present**

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

6 **Members absent**

7 Ginger Laplante, Anne Emerson

8 **Agenda**

9 **1) Canterbury Shaker Village applications**

10 The meeting was scheduled earlier than usual due to a Nor'easter
11 storm beginning. Harry Kinter was made a voting member in lieu of
12 Anne Emerson.

13 Kevin introduced the CSV applications. There are 6 in total. There
14 are 3 that are scheduled for work this summer: for the Brethren
15 Shop roof, the Meeting House windows, and the Parking Lot Gate.
16 Then there are 3 where much of the work/decision making has
17 already been done: School House repairs, Dwelling House roof
18 replacement, and the 5 Emergency Generators.

19 Members of the Commission expressed doubt that any of them
20 really meet the 3 criteria for waivers in the new zoning ordinance just
21 passed (ie. Not visible from a public way, no impact on abutters, in
22 the spirit of the ordinance). But it may be possible to combine some
23 for a single hearing, to streamline the process. This meeting was to
24 consider how to proceed with a somewhat unprecedented situation.
25 It was recognized that having the applications after requesting this

26 for some years is a good thing. However, initial reading of the
27 applications showed there appear to be some problems in that they
28 not 'complete' and may not have been received in advance by the
29 state Department of Historic Resources.

30 It was agreed that fundamentally, the HDC needs representatives
31 from Shaker Village to come and talk. The applications in
32 themselves are not sufficient, whether they are waived or approved.
33 The Secretary had been in touch with David Katz, the Board
34 Chairman who had submitted the applications, and ascertained he
35 would not be back in NH until the week of April 22, in other words,
36 after the HDC scheduled meeting on April 17.

37 Members questioned the rush given there had been such a long
38 wait. Kevin believed that there is some pressure to get work done
39 this summer and some contractors and some funding was already
40 lined up. And if roofs were leaking, that means some urgency.

41 Jeff suggested we move the date of the April meeting to Wednesday
42 April 24 to accommodate Mr. Katz. The Commission wishes to be
43 responsive but needs Mr. Katz to come and present the applications
44 to them, so they can talk about the required procedure for future
45 dealings and not waste anyone's time. It would be the only agenda
46 item for that evening.

47 Members looked at some of the applications. Jeff posed the
48 procedural question: had Shaker Village submitted all these
49 applications to the state DHR prior to sending to the HDC? The
50 Commission would want to know that the applications follow DHR
51 regulations. This would be the case for all future applications too.

52 Jeff further suggested inviting Laura Black from DHR to the meeting
53 as a one-time only event, to expedite the processing of all this and
54 hear from her at the same time as from the Village. It could help
55 regularize procedures. Harry agreed. The state should sign off on all
56 these applications before the HDC does. Kevin added that the state
57 may well not know all the things that have been done. But the
58 correct procedure would be for all applications to be approved by
59 the DHR first and then seen by the HDC. Some standards might be
60 more stringent from the state, and some HDC requirements might
61 be more stringent. In the documentation it was noted that in one of
62 the applications (the School House in 2022) Laura Black was asking
63 for more information and stated the project met their standards 'in
64 part'.

65 There was also discussion about the pros and cons of inviting Laura
66 Black or another DHR staff person either before, during or after the
67 hearing with Shaker Village. It would be helpful to know about past
68 experiences between the DHR and the Village. That would be more
69 about procedures than about the current applications, and it was
70 agreed that these were different and required two different
71 meetings.

72 It was generally agreed that the Brethren Shop and maybe the Gate
73 applications are sufficient for a hearing but the application for the
74 Meeting House windows (to repair and/or replace) was not complete
75 or adequate.

76 Jeff suggested that the hearing on April 24 should encompass the 3
77 applications that need to be worked on soon (the Brethren Shop
78 roof, the Meeting House windows, and the Parking Lot Gate). During

79 that evening the HDC could raise as a related item the 5 generators
80 issue, so that the record included that Kevin had had a verbal
81 agreement about them being done in a certain way. There had not
82 been an application, the state was not involved, so no one had
83 input. Kevin noted that he had walked round with Laura Black and
84 the state had less concern than the HDC about screening for the
85 generator by the Laundry. The Village considers only one generator is
86 visible from the public way. But ultimately there had been no formal
87 agreements about the generator work between Village, state and
88 HDC.

89 Moreover, the work that has been done should show that there is
90 state approval for alterations made.

91 Harry suggested sending application information to all abutters, so
92 people know what is going on.

93 **Kevin moved to offer Mr. Katz to meet with the HDC on April 24**
94 **and request that they could send in abutter fees for 3**
95 **applications (the Brethren Shop Roof, the Meeting House**
96 **windows and the Parking Lot Gate) rolled into one hearing. The**
97 **HDC would need a presentation from the Village for all 3**
98 **applications, together with commentary or certification from**
99 **DHR that they have either approved these applications or other**
100 **clarification as to their status with the DHR. If April 24 does not**
101 **work, the HDC could also offer to hear these in May at the**
102 **regular scheduled meeting.**

103 Kent seconded the motion. There was no further discussion and all
104 members present voted in favor of this plan.

105 It was then agreed that if the hearing took place on April 24, the HDC
106 could invite Laura Black to the regular meeting in May, which would
107 be May 15.

108 **Kevin agreed to contact Laura Black to see if she or someone**
109 **else from their office can attend HDC in May.**

110 Kevin noted that there is a fair bit of detail in the applications and
111 that the more heads and eyes see projects the better. There are
112 fewer people seeing these work projects now at CSV than in the past
113 and fewer people trained architecturally.

114 Members discussed the issue of recusal. Harry considered his
115 position as a member of the CSV Board and as a member of the
116 HDC to be consistent – that both involved doing the best for both the
117 Village and the town.

118 Kevin would likely be in the situation of being able to chair the
119 meeting but recusing himself from voting, given his membership on
120 the CSV Building Committee.

121 **2) Alternates**

122 Kevin is still interested in having new members as alternates,
123 including Alex Young, who had been informed of that day's meeting.
124 The RSA 673.6 allows all Land Use Boards to have up to 5 alternates.
125 So it would be good to have others with relevant experience.

126 All members and alternates are appointed for 3 years. Kevin and
127 Harry will need to see Sam Papps and be reappointed.

128 Kevin noted the webpage listing members and their appointment
129 dates may not be correct.

130

131 **Action items**

132 **1. Secretary to draft invitation to David Katz and run by Chair –**
133 **invitation for the 3 hearings on April 24**

134 **2. And send certified letters to abutters once Mandy gives the**
135 **list.**

136 **3. And check names/dates on webpage for Kal to amend as**
137 **needed.**

138 **4. Kevin to invite Laura Black for May 15 HDC meeting.**

139

140 **3) Adjournment**

141 Jeff moved to adjourn and Kent seconded. It was 5.10 pm.

142 Respectfully submitted,

143 Lois Scribner, secretary.