

Draft Minutes
Canterbury Historic District Commission
September 22, 7 pm
Meeting House

Present:

Kevin Bragg (Chair): Jeff Leidinger: Harry Kinter (alternate): Ginger Laplante: Art Hudson (BOS rep): Lois Scribner (secretary/alternate)

Agenda

1. Call to order

Kevin Bragg called meeting to order 7.10 pm

2. Minutes August 25

There being no discussion Anne Emerson moved to accept those minutes and Jeff Leidinger seconded. All voting members voted in favor.

Harry Kinter asked if alternates should vote? Kevin said only if there was not a quorum. Jeff clarified that alternates participate in discussions.

3. Application form update work

Jeff had copies of the draft application form that had also been distributed digitally. Discussion followed on the merits and any further changes. It was agreed that it was clear, consistent, easy to read, and included a checklist of steps to be undertaken as well as a project timeline for applicants. Members praised the draft.

- 'Certificate of Appropriateness' should be 'Certificate of Decision' (3 copies for applicant, Town and HDC)
- Any steps on it should be dated
- In addition to being signed off as 'complete' by the Assessor or Building Inspector, a preliminary consultation could be encouraged, to make sure applicants knew it was available as a way of starting to work with the HDC

- The lengthy advice currently in the ‘guidelines’ should be incorporated in the application since most folks do not routinely read the guidelines or the ordinance
- Definitional questions were raised, and it was decided to add a glossary in the next draft – particularly for words like ‘stone walls’, ‘fences’, ‘structures’, ‘natural features’, ‘known archeological site’
- It had been noted that the fees were comparatively high relative to other towns that members had researched – following discussion **Kevin introduced a motion, seconded by Jeff, to change the fee structure to \$75 for new construction and demolition applications and \$30 for all other applications – all members were in favor**
- The date of the revision should be included
- **Jeff will work on another draft for discussion at the next meeting**

4. Adding the Kinter’s property to the Center Historic District

Harry gave out copies of his rationale for including their house in the CHD. The house itself was historic, dating from the mid C18th, and was originally built as a half cape on the Morrill Road side of the property before being moved, perhaps in the 1780s, down to the Kimball Pond side. There had been changes over the centuries. The people who had lived or rented there were folks who were significant to town history (ex. Mr Hutchins, Luther Cody, Catherine Guertin, Bob Fife).

During discussions it became evident that there are other historic properties near to the Kinters (ex. Mark Stevens’ farm) as well as ‘historic’ views (Hildreth Field, conservation land). It was decided for now to just focus on the Kinter’s property. Both Harry and Sarah feel strongly their historic house should be protected. The HDC members agreed. There are few genuinely historic houses left in town. **Art made the motion that that the Kinter property be included in the Center Historic District, as endorsed by the HDC. Jeff seconded the motion. All voted in favor.**

80 In terms of the mechanics of achieving this it was decided that Art
81 Hudson would make inquiries at the Town Office. It was not clear if it
82 required a warrant for Town Meeting since the boundary is described
83 in the Town Ordinance, or if it can be done by recommendation of the
84 HDC to the BOS since all HDC members were in favor and it is at the
85 owner's request. Harry hoped to be on the BOS agenda on Monday
86 27 September.

87
88 The issues of other properties/parcels of land that might be added to
89 the Center Historic District could be taken up again in the future, as
90 could the possibility of suggesting the town adopt a Heritage
91 Commission that would enable property owners to choose to belong
92 to it.

93 94 5. Other business

95 96 (i) Update on Barn at 10 Center Road

97
98 Art informed members that the BOS had contacted the town
99 attorneys asking about the use of penalties for the owners including
100 fines and/or contracting to clear the site up and sending the owners
101 the bill.

102
103 HDC members expressed very strong opinions about what Jeff called
104 the 'blatant disregard for the conditions, the Town and the cleanup' of
105 the Barn. Those conditions had been set in 2015. The latest permit
106 for one year was given over 14 months ago in July 2020. It was
107 possible to get that site cleared up in a couple of days or so if
108 someone was paid to do that work. Allowing the process to be driven
109 by a so called contractor under no particular contract had clearly
110 failed.

111
112 The BOS considers the HDC has been more than understanding with
113 the owners. Art hoped that it could be resolved by November 1.
114 Members hoped for a time frame of the next couple of weeks given
115 that winter is coming, Mark Padula (excavator) and the owners will go
116 to Florida. It was also pointed that legally Judy Nelson is the owner –
117 not Ron Turcotte, so the Town should be dealing with her. Perhaps
118 the remnants of the Barn could be put elsewhere on the owner's
119 property but moved off the site so at least that could be cleaned up. It

is recognized as a public safety issue at this point. Neither the HDC nor the Town benefits from this situation. And there is authority to levy fines already in the Town Ordinance. In the revised HDC ordinance there will be provision for a performance bond, which should help to prevent this kind of situation in the future.

6. Adjournment

Ginger made a motion to adjourn around 8.42 pm, Art seconded, all were in favor.

HDC Members are encouraged to attend the BOS meeting on October 4 at 5:30 when Kevin has put HDC on the agenda for the ordinance work.

The next scheduled meeting will be in the Meeting House, Wednesday October 20, 7 pm.

Respectfully submitted,
Lois Scribner, secretary to HDC.