

Historic District Commission Meeting - Final Minutes
Meeting House – 15 March 2023

Members present:

Chairman Kevin Bragg, Jeff Leidinger, Harry Kinter, Anne Emerson, Lois Scribner
(secretary and alternate)

Members absent

Kent Ruesswick (BOS rep) and Ginger Laplante

Agenda

1. Call to order at 7.04 pm. Kevin seated Harry Kinter as a voting member for tonight.

2. Minutes of February 15, 2023

Harry moved to file both copies of minutes, the longer version originally and the amended version both to be posted. All voted in favor.

3. Canterbury Shaker Village Alteration request form

Harry had obtained the alteration request form used by CSV to the state preservation office (the NH Division of Historical Resources Easement Program Alteration Request form) for members to look over.

Anne Emerson raised the Shaker Village conservation easement issue. Kevin had been at the Planning Board last night and the Board suggested the easement should be in the ordinance or made easily available. There are two parcels that can be built on with a new build. Otherwise, new construction has to be on an existing footprint.

Kevin said he had talked with Laura Black at the NHDHR office and ascertained that at best they were only able to make annual field visits. She had not been aware of the recycled asphalt at CSV, for instance. It is possible they would have something to say about the gate issue. Harry said that office was short staffed, and enforcement was difficult. **However, the one thing Harry can do is talk to the Chairman of the Board, Gingie Nye, who has expressed that she wants to address these issues.** Kevin said they still have not got the application for the generator project. It is acknowledged that it is

necessary for the fire suppression system – but the HDC should see the plan for it as it would be in open view. The state office did receive an application for the generator project. There will be some kind of screening needed.

Harry felt that it would be good to have the HDC copied, using the same form that is going to the state Division of Historical Resources. This would not be creating a whole new set of forms for the Village. Jeff said it was a reasonable request to ask CSV to copy HDC whenever they had to ask the state. The question then would be, what does the HDC do upon receiving that request? The goal is not to put up bureaucratic hurdles, but HDC purview is slightly different from the state. It would put the onus on the town/HDC to decide how to respond, for instance, if a fee was needed or not. HDC has a responsibility under the ordinance to respond. Most likely it will not result in fees every time because Shaker Village makes many more changes to their properties than the typical householder.

Jeff made a motion that the HDC Chair is requested to send a letter to the CSV Chair of the Board of Directors to request that whenever they submit one of the alteration forms to the NH Division of Historical Resources that the HDC should also receive a copy. The purpose of this would be to ensure that when there is a jurisdictional question that must come before the HDC, the HDC is aware of the issue and can notify the CSV trustees or director of further HDC review.

All voted in favor of the motion.

4. Shaker Village Museum Preservation District as opposed to the Shaker Historic Overlay District

Kevin had noticed that the current zoning map shows the SV Historic District Overlay having the same boundaries as the SVMPPD, which is a somewhat smaller district specifically the land owned and operated by the Shaker Village Museum and does not include the domestic and farming residences on Shaker Road.

Kevin had attended the Planning Board last night. Hillary Nelson had some idea there was a past discrepancy.

Kevin had looked at the zoning map in the Meeting House and the way the overlay district is shown as almost the same the museum district – the colors are similar and

there is a slight difference in the hatching. It is not clear what the original base zoning district would have been (Rural? Natural Resources? Agricultural?). There is further confusion in the Table of Uses because the SVMPD is listed as a separate zone in the Table of Uses and there are asterisks for certain categories of activity. HDC members suspected that the CSV was incorporated in the 1960s before Canterbury adopted zoning districts, so it is likely that the town just adopted the Museum boundaries created by the State.

Members talked about the possible history – did that overlay district get created around 1992 when the Center HD was established? Do earlier maps show answers? Overlay districts create another layer of restriction on top of the original base zoning. Jeff had taken out the overlay from the redrafted HDC regulations and wondered if it had been used loosely rather than in it's stricter zoning sense, but reinstated the language is a later edition to reduce the number of changes to the current Ordinance.

So for now, the action needed is to get the legend for the current zoning map changed so that it does distinguish between the SVHD overlay and the SVMPD (museum property). The map is incorrect and the properties on Shaker Road (such as Daimon Meeh's) should not be shown as being in the SVMPD. **Kevin to contact Matt Baronas at CNHRPC to get the map changed before the HDC public hearing for new regs on April 19.**

5. Preparation for April 19 hearing

Jeff agreed to make a few more changes to the regulations draft document and send to Lois to copy and distribute round town. The note on Hearings at the end was retained for discussion purposes and Architectural Guidelines will be just Guidelines. A question was raised about the landscaping issue – should that be on page 19?

6. Other business

Harry wanted to share with HDC that the Canterbury Historical Society is moving ahead with the project to have signs on properties in the Center Historic District. It would be a collaborative effort. There are many properties that they would want to recognize but not all given the different dates of construction in the CHD. It will take time for decisions to be made about what to include. Property owners will be invited to participate. HDC members suggested that the scheme be widened to include

111 invitations to anyone in town with a 'historic' property. The property owners would
112 pay for the signs.

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114 7. Adjournment

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116 Jeff made a motion to adjourn, seconded by Harry. It was 8.38 pm.

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118 Respectfully submitted,

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120 Lois Scribner, secretary