

Draft Minutes  
Canterbury Historic District Commission  
June 16, 7 pm  
Meeting House

Present:

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

Agenda

1. Call to Order

Kevin Bragg called the meeting to order at 7:02

2. Minutes of May 19, 2021

Kevin made a motion to accept the Minutes from May. All members were in favor of accepting them as submitted.

3. Ongoing work to revise the Historic District Ordinance.

Jeff Leidinger had prepared another draft of the Ordinance and this was circulated to members in advance with changes highlighted.

Points of discussion included:

- The removal of the word 'Overlay' with regard to the Shaker Historic District because that was in error in the existing Ordinance.
- In an overlay district, if there are more than 2 'base' districts the more stringent or restrictive set of provisions would apply.
- The rewritten Ordinance is intended to flow more clearly and logically than the original in ways that reflect the experiences learned over the past few decades.
- The number of Members of the Commission being set at 7 instead of 5 is intended to bring in new members with diverse skills and backgrounds, in the future.

- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56
- 57
- 58
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- 66
- 67
- Adding a quorum provision was agreed upon as a good idea – Jeff would make that item ‘g’ under 13.3.
  - The inclusion of natural features and trees in the Powers and Duties section 13.4, B4, was discussed again – the goal is not to be overly controlling but to ensure that there was a mechanism to stop substantial changes being made to natural features – not every change in a yard or garden would rise to the level of needing HDC approval – it was hoped the Code Enforcement Officer would be the first assessor of the importance of a proposed change and would contact HDC as necessary.
  - In terms of procedure, the HDC will have to share the document with the Board of Selectmen and find out what parts are within HDC authority, what parts need BOS approval and what parts might need to go to Town Meeting for a vote. Any changes for the Building Inspector/Code Enforcement Office will require BOS approval, for example. The Town Attorney should look at the draft document too.
  - On the issue of ‘repair or replace’ in 13.5, regarding costs versus what benefit for an owner, it was noted that there is provision to discuss the issue of costs in the Maintenance section. It is important to have that written out to ensure that a discussion of the issue of cost versus benefits takes place. It is consistent with most other towns with such ordinances and intended to retain artefacts in a historic district, but not at unlimited expense.
  - Art as BOS rep. agreed that the BOS would have the performance bond responsibility.
  - HDC will still need to work on the Application Form and Guidelines that Mark was originally going to do – likely this can be started in August and September.

68

69 Kevin made a motion that he should transmit the final draft to the  
70 Select Board on August 1 for their meeting in early August. All  
71 voted in favor of this.

72

73 4. Any other business

74

75 (i) Barn Update

76 Kevin had talked to Ron and Judy. The Barn is technically down  
77 but many pieces still need to be disassembled. The owners had

78 reported that Derek has had issues, and only has 2 family  
79 members assisting him. There is no contract with him but the  
80 owners are afraid of pressuring him in case he does not return to  
81 complete the work.

82 Members feel that as the property owners they are responsible  
83 whoever does this work. And they are responsible for getting the  
84 clean up done. Mark Padula was named as the person to do that  
85 work. Members want to see a firm booking and date for him to  
86 start. In terms of the time frame, the permit to demolish that came  
87 from the Building Inspector last July will soon expire. It was  
88 thought that the HDC could assist the owners if they stipulated the  
89 need to meet the permit deadline, otherwise there would be fines  
90 levied per day of non-compliance. This could help leverage  
91 pressure on Derek to finish. The site was in danger of becoming a  
92 real safety hazard and ultimately the Town must guard against  
93 that in the Center. The owners could be charged for a clean up  
94 organized by the Town.

95

96 Art would speak to the other Selectmen about this and the  
97 concurrence of the HDC and BOS about the demolition permit  
98 deadline. Kevin will speak to Ron and Judy again about having a  
99 hard date for the mitigation of the site. A meeting with HDC could  
100 be organized if necessary.

101

102 (ii) Potential Members

103 Members shared who they had spoken to or thought about as  
104 potential new members. Until the new Ordinance is passed they  
105 can only bring on one new member as alternate. It was agreed  
106 that Kevin will get back to Harry Kinter, who had expressed  
107 interest in joining. Art agreed to check with the Town Manager in  
108 terms of numbers of alternates that Boards can appoint.

109

110 (iii) Country Store LLC and grounds

111 Kevin reported back from the LLC meeting on June 12 and on  
112 progress being made by Friends of the Country Store. The Store  
113 restroom cannot be made handicap accessible so cannot be open  
114 to the public, but an anonymous donor has committed to covering  
115 the cost of a handicapped accessible Porta-potty during the  
116 summer to go to the right of the garage door straddling church and  
117 LLC property. It would not be out at the front. Kevin was planning

118 a small lattice work cover for it. The church did not have a problem  
119 with it, the town offices would be able to see it, and maybe some  
120 neighbors to whom Kevin would talk.

121 It was also hoped that picnic tables could be put up on the west  
122 side – one was there last year. They were owned by Briggs  
123 Lockwood and generally used for the Fair. Kevin will attend the  
124 BOS meeting early in July to talk about the projects the Friends of  
125 the Store are discussing. The overall goal is to get more people  
126 using both the Store and the Center. At present the gazebo is  
127 being used for meetings and/or picnics. There is a fundraiser for  
128 the Store in operation with matching and donations are coming in.

129

130 (iv) Folder from Mark Hopkins

131 Jeff asked if Kevin could get back a folder Jeff had given to Mark.

132

133 (v) July Recess

134 Kevin made a motion following discussion to recess the HDC  
135 during July when people are so busy. The draft Ordinance work is  
136 largely done for the moment and if an emergency meeting needs to  
137 be called it can be arranged by email and phone. All were in favor  
138 of a recess.

139

## 140 8. Adjournment

141

142 Jeff made motion to adjourn around 8:30 pm. Art seconded.

143

144 Next meeting Wednesday August 18, 7 pm, Meeting House.

145

146 Addendum: Art Hudson let members know the next day that there was  
147 no limit on alternates that could be appointed by town committees.  
148 With 7 members at least 3 alternates would be helpful. The porta potty  
149 was regarded as a good solution for town events. And regarding the  
150 Barn, if the demolition permit conditions were not met by July 22  
151 deadline, a letter could be sent to notify the owners they were in  
152 violation of the agreement with the HDC. It is hoped that this can be  
153 avoided.

154

155 Respectfully submitted,

156 Lois Scribner, secretary to HDC.

157

158  
159  
160  
161  
162  
163  
164  
165  
166