

**HISTORIC DISTRICT COMMISSION
TOWN OF JAFFREY, NEW HAMPSHIRE
DRAFT - MINUTES OF MEETING – Corrected Copy**

October 2, 2014

Present: Rob Deschenes, Jack Minter, Marijean Parry, Ron Reid, Thomas Rothermel, Kit Schiele, Rick Stein

Absent: Nancy Lloyd

Guests: Ellen Avery, Janet Grant, Rob Stephenson

Chairman Ron Reid called the meeting to order at 7:03 pm.

MINUTES:

Minutes from September 4, 2014 meeting were reviewed after the Public Hearing as a time courtesy to guests. Marijean Parry motioned to approve the minutes and Ron Reid seconded them. The motion passed unanimously and the minutes of were approved.

PUBLIC HEARING: Continuation - Ellen Avery, 12 Laban Ainsworth Way, Jaffrey, NH 03452 – Map 228/Lot 73 [Application 1-2014]

Variance-

- 1) Paint the house exterior of her home from white to Chestertown Buff (Ben Moore Paint HC-9)
- 2) Paint Trim white
- 3) Paint Shutters either green or black tbd
- 4) Repair screened porch roof

It came to the HDC attention that a procedural error was made by accepting the application of Ellen Avery (Application 1-2014) at the September meeting. 1) It was noted that Question 4 on the application was incomplete which discusses “historical” context of the color Ellen Avery would wish to paint the home- “To the best of your knowledge does the proposed work or change conform to the relevant local and state laws regulation and ordinances?” Also restated: “Referencing page 12 of our HDC Design Guidelines: In general, it is appropriate to retain an existing paint color scheme if it has been on the building for at least 50 years.” That said, the following needs to be addressed:

If a new paint scheme is desired then the colors should be appropriate for the building's style...how is the applicant addressing this?

How is the applicant addressing the new color in an historic context?

Has there been on site paint archeology?

How does the proposed color fit into the context of the neighborhood?

Is there community support or opposition to the current proposal?

2) Further, because the applicant was unable to appear at the September meeting, the HDC should not have "continued" the application. It was pointed out by Janet Grant that 1) no formal response had been received at the town prior to meeting of 10/2/14 as required and 2) The Town of Jaffrey should have been notified because they are considered abutters of the Avery home.

The applicant thanked all for their support and willingness to be there tonight. While Ellen Avery was not prepared to answer Question 4 at this meeting, she was helpful by showing examples of her home portrayed in 3 different colors by computer images.

A second item on the application regarding a leaking roof was discussed and voted upon. The low sloping roof over the kitchen covering a screened porch roof of 12 Laban Ainsworth Way roof is leaking and is in need of repair. A bid from Guyer & Son Roofing of Keene, NH was reviewed and concerns with the current and future repaired materials were discussed. As it is a necessary repair and not a change, the HDC voted unanimously to accept Ellen Avery's request to repair the roof. A Notice of Action will be delivered to the Planning Board about the roof.

Ellen Avery will reapply to the Commission to change her house paint color at a future date.

UNFINISHED BUSINESS:

At the last meeting the committee discussed ways to distribute new guideline booklets to people living within the Historic District as well as to local Realtors. The booklet is on line with The Town of Jaffrey website. Physical delivery of copies to residents in the district is in the planning stage.

NEW BUSINESS:

There has been discussion on new signage at a few locations in town. First, the State of NH DOT has added signs on VIS land within the district. It has been researched and appears they are here to stay where is, as is.

Second, it has come to the attention that the real estate agency, Hampsey & Grenier, is displaying an unapproved sign on their property regarding rentals, separate from the approved business sign. It was noted that The Monadnock Inn has displayed unapproved signage in the past and concern that it would continue was discussed. Ron Reid volunteered to talk to both businesses about these matters.

Rob Stephenson provided an update on The Jaffrey Historical Society's desire to document the Meeting House and all its aspects. As well, a new Lightning Rod upgrade to the Meeting House is nearly complete and will enhance the safety of the Meeting House plus provide a certificate stating such at completion.

Ron Reid and Nancy Lloyd of the HDC attended a workshop and will bring their new knowledge and expertise to the Commission. An update of the Handbook was discussed for some time in the future.

PLANNING BOARD: Rob Deschenes discussed changes to the excavation regulations on which the Board is working. A subdivision to Mike Blais' property of a 3-acre parcel is going through the process.

SELECTMEN'S REPORT: Tom Rothermel said the Board has **applied for funds** for new sidewalks to be installed on Stratton and Peterborough Streets provided by grant money awarded. The Town has also

applied for funds to extend Rails to Trails from Dunkin Donuts to Fitch Road. Plans are in consideration for a solar panel field to be installed on the capped land fill on Coll's Farm Road. Plans to study the feasibility of a rotary at the 5-Way intersection downtown are still under consideration with the Town of Jaffrey. Outcomes for the grants will be known early next year.

The next meeting of the Commission will be held on Thursday, November 6, 2014 and will be conducted at the Town Offices at 7pm. As always, meetings are open to the public. The meeting adjourned at 7:55 pm.

Respectfully submitted
Kit Schiele, Secretary