

HISTORIC DISTRICT COMMISSION
TOWN OF JAFFREY, NEW HAMPSHIRE
DRAFT - MINUTES OF MEETING

March 5, 2015

Present: Rob Deschenes, Nancy Lloyd, Ron Reid, Thomas Rothermel, Kit Schiele,
Rick Stein

Unable to attend: Jack Minteer, Marijean Parry

Guests: Kim Roberts (Executrix of Sally Roberts' estate), John Roberts,
John Brown

Chairman Ron Reid called the meeting to order at 7:03 pm. The Commission commenced with the Public Hearing as the first order of business to accommodate guests.

PUBLIC HEARING: [2015-1] 381 Main Street, (Sally Roberts' estate) Porch reconstruction and replacement.

For background, the porch was thought to need only minor repair that did not require permitting or HDC approval. As the builder began the project the amount of damage was significant. It was almost completely torn down. Prior to destruction, photographs had been taken for the porch to be replaced in kind. With a few false starts, permits were discussed with the zoning's Ron Deschenes. Application was made to the HDC. Needing to follow HDC protocol, the proper procedures were followed and, at last, we gathered to hear the application.

John Brown has been hired by Kim Roberts and heirs to reconstruct the porch at the Roberts' home. The property is currently on the market to sell and should be addressed as soon as possible. John Brown described the damage caused by age and water. He explaining there would be no changes to the design. There was a 6" sag over the columns. It was necessary to lift the porch using temporary supports. John will use kiln dried wood, replace fascia boards and paint the porch white. Tops and bottoms of the columns are rotted. They will be replaced with the same profile. The original columns and screen panels are in good condition and will be reused. New flashing and a new double covered black roof will be replaced. The new flashing won't be visible from the street. Supplies will be purchased at Belletetes Hardware. John Brown doesn't believe the lightening rod has been or will be affected during the project.

The HDC considered the work, asking questions all along. The application was voted upon and awarded unanimously to the Roberts Family.

DISCUSSION – 17 Thorndike Pond Road, Jaffrey (MacCready property)

Mary Beth MacCready was required by her insurance agency to install a railing on the front porch anywhere the ground level was more than 30" to the porch level. It was installed in early fall 2014 by the management company for the owners, Hampsey & Grenier. The railing is visible from both the front of the house and the back as seen from Meeting House Road. The discussion centered on how to

address the permitting process and HDC approval in these situations where required improvements/repairs don't conform to the HDC guidelines. Ron Reid will draft a letter to the owners. Rob Deschenes will provide the citation from the Land Use guidelines. A permitting and rebuilding project will be necessary based these guidelines.

PLANNING REPORT: The Town has successfully updated State excavation regulations. The regulations are up to state standards now.

SELECTMEN: Tom Rothermel updated the commission on the Laban Ainsworth land (recently sub-divided Greene property near Gilmore Pond Road & Main Street/Rt.124). A majority of the subdivision is now in the care of the state through conservation easements. The State has decided to remove the dam and direct its flow back towards the original passage of water. This should occur in the next few months.

MINUTES: Minutes from the December 4, 2014 meeting were reviewed. Rick Stein motioned to approve the minutes with Nancy Lloyd seconding. The motion passed with the minutes approved as read.

Meeting adjourned at 8:01 pm.

The next meeting of the Commission will be held April 2, 2015 and will be conducted at the Town Offices at 7pm. As always, meetings are open to the public. Minutes are posted at the Town Offices, the Post Office, and on the town website at http://www.townofjaffrey.com/Pages/JaffreyNH_HDCMin/

Respectfully submitted,
Kit Schiele, Secretary