

**APPROVED**  
**Historic District Commission**  
**August 7, 2014**

**Public Hearing re: Dan & Janice Snyder, 106 Cranfield St., Map 17, Lot 17**

**BOARD MEMBERS PRESENT:** Irene Bush; Patty Cohen; Kate Murray; Elaine Nollet;  
Peter Reed; Rodney Rowland

Chairman Rowland called the meeting to order at 7:00 p.m.

**Public Hearing re: Dan & Janice Snyder, 106 Cranfield St., Map 17, Lot 17:**

**GUEST:** Dan Snyder, applicant

Chairman Rowland announced this was a public hearing for Dan & Janice Snyder, 106 Cranfield St., Map 17, Lot 17. The applicants request an 8'6" x 19' addition to their existing home. The public hearing has been properly advertised, abutters have been notified and all fees paid.

Dan Snyder, applicant, presented his proposal for the 8'6" x 19" addition to their existing home and discussed the expansion on 106 Cranfield St. and the scope of work to be done. Snyder referred to the photographs, drawings and plans, (Attachment A.)

Snyder referred to the photograph of a window that is currently on the side of the house and noted that window was going to be matched by the windows that will be on the front and back of the expansion. The windows will be Marvin, open/clad with divided lights and will have the same design as the windows shown on the photograph. Snyder referred to the photograph that shows the cornice work design. He pointed out there are many different designs around the house and this is the design that will be matched on the left hand side of the house.

Snyder emphasized the siding will match the existing house and it will match the roof on the main house. They will be re-shingling the entire house but not the garage. The new foundation will match with the existing.

The Chair asked for clarification on the windows.

Snyder replied they are using the same window manufacture and all of the windows will match the existing and they all will be the same size.

Cohen asked for clarification on the picture window on the side of the house. She asked if there was any representation of that window elsewhere.

Snyder replied not of that window.

Chairman Rowland questioned the window style and manufacturer.

Snyder replied the manufacture will be Marvin Ultimate Window. He also noted that the picture window was also Marvin.

The Chair asked if the Board had further questions.

Murray asked for clarification regarding the driveway.

Snyder replied they plan to remove approximately 8 feet of the existing driveway.

Chairman Rowland asked for clarification regarding #12 Scope of Work – “Replace gutter and downspout @ expansion”.

Snyder replied they plan on removing the downspout and relocating it to the rear corner of the house.

The Chair asked if the Board had further comments.

Reed asked if all the shrubs shown on the photograph are staying.

Snyder replied the three large shrubs in the photograph will stay but the two smaller shrubs on each side will be removed.

The Chair asked if the Board had further comments. There were none. He closed the public portion of the public hearing.

**Reed moved for the HDC to approve the applicant’s plans, as presented this evening, and with the addition of Marvin Ultimate windows (2 x 6 over 6) and one fixed bay window, as indicated on Plan A-6, dated July 12, 2014. Nollet seconded the motion.**

**Discussion on the Motion followed.**

Cohen questioned the windows.

Snyder replied all the windows would be Marvin Ultimate.

The Chair asked the Board for all in favor of the motion, as submitted.

**Bush votes in favor of the motion.**

**Cohen votes in favor of the motion.**

**Murray votes in favor of the motion.**

**Nollet votes in favor of the motion.**

**Reed votes in favor of the motion.**

**Chairman Rowland votes in favor of the motion as it fits in with the existing architecture.**

**Motion Approved.**

The Chair closed the public hearing for Dan & Janice Snyder.

**Review of HDC Minutes of July 3, 2014:**

**Nollet moved to approve the HDC minutes of July 3, 2014, as amended. Murray seconded the motion. Approved.**

**Old Business:**

Discussion followed on obtaining new alternates to the HDC.

**New Business:**

Chairman Rowland said the New Castle Historical Society is planning to rehabilitate the front entrance steps of their building. They did not come before this Board because it was understood that town buildings were exempt from town zoning ordinances.

The Chair said that Henry's Market has been working for a long time to expand their facility in terms of cooking. They want to have a stove which required ZBA approval. In order to have a stove they need to have a vent and the question from the Building Inspector was would it need HDC approval. There are two vents, an outtake and an intake vent. One is on the left hand side of the building, the cemetery side; the other one is out the back.

The Chair noted that the vent on the left is 30" x 30"; the vent at the back is 31 7/8" in diameter. Both of the vents protrude 25 1/2 " out from the building. The vent on the left is just above the foundation, it is quite low; the vent out back is quite high. The purview of the HDC is to determine if it is visible from the street and the protrusion of the vent.

Chairman Rowland wondered if Henry's would need to come before this Board for approval of the vents. Discussion followed and the Board felt, in fairness to the abutters and the process, they will need to come before this Board for approval.

**Adjournment:**

**Reed moved to adjourn the meeting. Murray seconded the motion. Meeting adjourned at 8:00 p.m.**

Respectfully Submitted,

Anita Colby  
Recording Secretary

Attachment A: Drawings, Plans and Photographs.