

**APPROVED**  
**Historic District Commission**  
**February 5, 2015**

**Public Hearing Re: Tom & Patience Chamberlin, 49 Riverview Rd., Map 16, Lot 15**

**Public Hearing Re: Thomas Brown, 164 Portsmouth Avenue, Map 15, Lot 8**

**Public Hearing Re: Philip Llewellyn, 38 Main St., Map 18, Lot 64-1**

**Public Hearing Re: Jay & Mary-Pat Gibson, 91 Cranfield St., Map 17, Lot 1**

**BOARD MEMBERS PRESENT:** Irene Bush; Jeff Hughes; Elaine Nollet; Rodney Rowland

**BOARD MEMBERS ABSENT:** Patty Cohen; Kate Murray; Peter Reed

Chairman Rowland called the meeting to order at 7:00 p.m. and announced that Jeff Hughes will be a voting member for this meeting.

**Public Hearing Re: Tom & Patience Chamberlin, 49 Riverview Rd., Map 16, Lot 15:**

**GUESTS:** Patience Chamberlin, applicant; Lucinda Schlaffer and Paul Bonacci, Architects

Chairman Rowland announced this was a public hearing for Tom & Patience Chamberlin, 49 Riverview Rd., Map 16, Lot 15. The applicants request a demolition of the current home and rebuild on the same foundation a single level cape style home and construction of a new garage within the setbacks on the south lawn area. The public hearing has been properly advertised, abutters have been notified and all fees paid.

Lucinda Schlaffer, Architect, representing the applicants, gave an overview of the previous work session, (See Concept Sketch and Photographs,-Attachment A.)

The Conservation Commission, (CC) has recommended approval of their proposal.

Schlaffer discussed the Minor Modifications/Clarifications, (Attachment B.)

Secondary door styles are modified to be wood panel doors to complement the main front door. The secondary doors are to the mud room on the main house and to the new garage structure;

Window manufacturer will be one of three options. Marvin; Zola Historic line or Kolbe Majesta line. They prefer to use the Zola Historic line. This company has simulated divided lights. Schlaffer presented a photograph of what the window would look like, (Attachment C);

Schlaffer said that the proposed trim color of the Zola window is similar to the photograph, (Attachment B); the shingles on the siding would be painted wood and with aluminum clad on the windows.

Roof shingles would be Gaff 3 tab fiberglass in the charcoal color;

Wood siding shingles would be Eastern White Cedar shingles by Maibec with Cabot weathering stain in a grey color, (Attachment C)

Foundation – a sample of the foundation is similar to granite style;

Supplemental Survey for abutting Myles Property (Tarbell Estate) - Schlaffer provided a copy of the Myles property survey to clarify that this property alone has a right of way to Portsmouth Avenue and this is not a public right of way. She gave a detailed description of the survey, (Attachment B, Page 1.)

Schlaffer said their goal is to build a new home that would be more in keeping with the zoning ordinance and consistent with the goals of the town.

The intent of the homeowners is to request approval to demolish the existing ranch-style home to its foundations along with the decks and the out-buildings. Upon approval of the demolition by the HDC, the applicants request approval to re-build on the same foundation a new single level home in the cape-style. Also, the applicants request approval of a new two-car garage to be constructed within allowable setbacks. They plan on having a 24' x 46' work shop behind the new two-car garage.

Chairman Rowland asked for the Board's comments.

Nollet said she was impressed with their proposal as it was very complete.

Hughes asked for clarification regarding the mullions.

Schlaffer replied the mullions would be on the inside, the outside and in-between the layers of glass, (true divided lights.)

Hughes said their design is in keeping with the neighborhood.

Nollet said this was a wonderful improvement.

The Chair thanked the applicants for submitting a great application. He feels this has a positive support for that particular area of the historic district, both in scale and design.

Chairman Rowland asked if the Board had further comments. There were none. He asked for public comments.

Doug Pinciario, abutter, 52 Riverview Road, has seen the plans in detail and feels this will be a great improvement for the end of their street. He looks forward to see the project started and noted this was a great improvement.

The Chair asked for further public comments. There were none. He closed the public hearing for Tom & Patience Chamberlin.

**Hughes moved for the HDC to approve the demolition of the existing home. Nollet seconded the motion. Approved.**

**Hughes moved for the HDC to approve the applicant's proposal, as submitted this evening, for plans dated February 5, 2015. Nollet seconded the motion. Approved.**

Chairman Rowland closed the public hearing for Tom & Patience Chamberlin.

**Public Hearing Re: Thomas Brown, 164 Portsmouth Avenue, Map 15, Lot 8:**

**GUESTS:** Thomas Brown, applicant; Bob Cook, Adapt Design

Chairman Rowland announced this was a public hearing for Thomas Brown, 164 Portsmouth Avenue, Map 15, Lot 8. The applicant requests to add a master bedroom suite located off the north side of the existing garage. Also, to construct two canopies, one over the walk-out basement and the second over the mud room entrance near the garage. The public hearing was properly advertised, abutters have been notified and all fees paid.

Bob Cook, Adapt Design, said per the discussion at the work session and, on behalf of the applicants, they have made some revisions. He referred to the photographs of the house, the new front door of the Existing South Elevation and the proposed Cupola, (Attachment D, E, and F.)

They have elected, at this time, not to go with the front porch. They could not come to an agreement at the work session and he could not find any attractive porch features. They will plan to leave the front of the house as is, and replace the door to make it more weather tight but it will be the same six (6) panel wood door.

Cook said they have also elected to go with a wider Azek corner board which is more traditional; and they have elected to do the cupola they discussed at the work session and to keep the canopy small.

Turning to the side of the garage regarding Plans A-2.5, they will substitute a single window, in place of the two existing windows because it will give it a more traditional appearance for a typical garage and they are matching the windows. The house currently has Anderson windows and they will continue the Anderson tradition around into the new addition which can be seen on Plans A-2.5.

Plans A-2.7 - shows how they are going to be re-working the patio with some steps, they are not changing anything and will be putting in a double door; they have a couple pairs of windows for the new master bedroom itself and three windows in the hallway. They will have a slight canopy above the walk-out basement. With the exception of the master bedroom addition off the back, it is fairly minor.

Plan A-3.2 – the white picket fence will come up to the front edge of the house and the appearance of the fence is noted on Plan A-2.1. Plan A-3.2 shows the line with the front elevation and the fence will go down the back along the property line setback and it will tie into the back of the house.

The Chair questioned the look of the fence.

Cook replied it will look as illustrated, a scalloped white picket fence.

Hughes asked for clarification on the changes from the packet at the work session to the packet this evening?

Cook replied if one looks at the front elevation on Plans A-2.1 - they had proposed initially to do a larger porch. The Board did not feel that it was an appropriate look. After discussion with the applicant, they will leave the front elevation, as is, for the present time.

Plans A-2.3 is staying the same except a light fixture that is colonial looking.

Chairman Rowland referred to Plans A-2.7 and Plans A-3.1 – he said the Board decided that all of the detail the applicant was doing is not visible from the street. It is hidden from view by the house itself.

Cook said one is not going to be able to see the addition in the summertime.

Bush replied if it can be seen in the wintertime, it is in the HDC's purview.

The Chair noted that the older drawings are dated 1-8-15. The newest plans are dated 1-26-15.

Chairman Rowland asked if the Board had further comments. There were none. He asked for public comments. There were none.

**Nollet moved for the HDC to approve the applicant's plans, dated 1-26-15, as presented. Hughes seconded the motion.**

The Chair likes the design and it is in keeping with the historic district.

**Approved.**

Chairman Rowland closed the public hearing for Thomas Brown.

**Public Hearing Re: Phillip & Diane Llewellyn, 38 Main St., Map 18, Lot 64-1:**

**GUESTS:** Phillip & Diane Llewellyn, applicants; Bill Grenier, Builder

Chairman Rowland announced this was a public hearing for Phillip & Diane Llewellyn, 38 Main St., Map 18, Lot 64-1. The applicants request to build a new two-story single family home with a two-car garage. The public hearing has been properly advertised, abutters have been notified and all fees paid.

Phillip Llewellyn, applicant, said they were here this evening to ask the Board to review their new and revised proposal, (Attachment G .) The plans have not changed since the last work session and the site walk the Board took a few weeks ago. The plans call for the structure to be a two-story wood structure with a poured concrete basement/foundation and a two-car attached garage, which conforms to all town building requirements.

Chairman Rowland asked if the Board had any comments.

Hughes had no concerns.

Nollet said the site walk answered all her questions.

The Chair asked for clarification regarding the windows.

Llewellyn replied the windows would be Anderson 400 Series, 6 over 6, divided lights.

Chairman Rowland asked if the Board had further comments. There were none. He asked for public comments.

Skip Homicz, 8 Main St., neighbor, likes the Llewellyn project and feels it is an improvement and a nice asset to Main St.

The Chair asked for public comments. There were none. He closed the public hearing for Phillip Llewellyn.

**Hughes moved for the HDC to approve the applicant's plans, as submitted this evening, dated 1-15-15. Nollet seconded the motion.**

**Approved.**

**Public Hearing Re: Jay & Mary Pat Gibson, 91 Cranfield St., Map 17, Lot 14:**

**GUESTS:** Jay & Mary Pat Gibson, applicants

Chairman Rowland announced this was a public hearing for Jay & Mary Pat Gibson, 91 Cranfield St., Map 17, Lot 14. The applicants request to demolish and reconstruct the 1950's attached garage and rebuild a two car garage and redesign the driveway. The public hearing has been properly advertised, abutters have been notified and all fees paid.

Mary Pat Gibson presented their application to demolish and reconstruct the 1950's attached garage, rebuild a two-car garage and redesign the driveway.

She discussed their proposal, (Attachment H.) Their house sits 5' from the street and the driveway is 9' from the house. Their plan is to widen the building by 11 1/2'. Garage doors will be 9' wide in line with today's building standards and present day vehicles. Both of these changes will permit their two vehicles to be housed in the garage with a safe and smooth entry. The new construction will also give them the opportunity to redesign the driveway in a way to significantly improve the exiting of the driveway onto Cranfield Street. They will redirect the driveway from its close proximity to the house to improve the line of sight for both motorists and individuals passing by on Cranfield St.

### Key Points:

*Same design garage doors will be used – flat faced 9' garage doors with arched trim and same design key at top, as exists now;*

*All existing 6/6 windows will be reused. One additional window has been added to the rear of the garage which will match these 6/6 windows. Three new windows at the front will be 9/6 with the same mullion design and consistent with the windows on the original 1728 front section of the house;*

*Siding will be the same as the existing house – cedar clapboards with 4" shown to the weather;*

*Trim will match existing house and garage trim;*

*The side door will be reused from the existing garage;*

*Pitch of the main roof will be 10/12 rather than the existing 9/12 used when the garage was built in the 1950's. They have added the steeper pitch for a more historic character to the roof of the garage;*

*Roofing material will be an architectural asphalt IKO shingle in the Cambridge Collection. The existing roofing material on the main house is failing in several areas and they anticipate replacing the entire roof so the entire building and garage will be identical.*

### Summary

Gibson said they love their location and have great respect for the Historic District Guidelines. She feels the changes they plan are in keeping with the Historic District and the character and integrity of historic homes.

Hughes questioned the change of pitch.

Gibson replied the present pitch is not as steep as it should be. They have added the steeper pitch for a more historic character to the roof of the garage.

Chairman Rowland asked for the Board's comments.

Nollet likes the proposed garage. Hughes agreed with Nollet.

The Chair feels it is a great improvement. He asked if the Board had further comments. There were none. He asked for public comments.

Clint Springer, 98 Cranfield St., abutter, said he is glad they are trying to make an improvement to what he feels is a real hazard in that driveway. It is impossible to back out of that driveway and see what is coming down Cranfield St. from the school. It is an improvement to enhance the safety of our village.

The Chair asked for additional public comments.

Pat Ryan, 31 Cranfield St., abutter, agrees with Springer. It is impossible to manage that driveway safely the way it is.

Chairman Rowland asked for further public comments. There were none. He closed the public hearing for Jay & Mary Pat Gibson.

**Hughes moved for the HDC to approve the applicant's plans, dated 1-14-15, as submitted this evening. Bush seconded the motion.**

The Chair pointed out that the applicant is requesting to tear down an existing garage which is not an historic garage which is why he is not asking for a separate motion on the demolition of the garage. He loves the new design of the garage.

**Approved.**

Chairman Rowland closed the public hearing for Jay & Mary Pat Gibson.

**Review of HDC Minutes of January 8, 2015:**

**Hughes moved for the HDC to approve the minutes of January 8, 2015, as amended. Nollet seconded the motion. Approved.**

**Adjournment:**

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

Respectfully Submitted,  
Anita Colby  
Recording Secretary

Attachment A: Concept Sketch & Photographs for Chamberlin Project

Attachment B: Minor Modifications for Chamberlin Project

Attachment C: Photograph of Proposed Window

Attachment D: Photographs of Thomas Brown Home

Attachment E: New Front Door to Existing South Elevation

Attachment F: Proposed Cupola to Brown Project

Attachment G: Revised Changes to Llewellyn Project

Attachment H: Proposal for Jay & Mary Pat Gibson