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APPROVED
HDC MEETING
APRIL 6, 2017 AT 7 PM

Board Members Present: Chair Rodney Rowland, Tom Maher, Jeff Hughes, Kate Murray, Elaine Nollet and Irene Bush.

Not Present: Judy Groppa, and Peter Reed

Chair Rowland called the meeting of the New Castle HDC to order at 7:05 pm and noted that he, Jeff Hughes, Tom Maher, Kate Murray and Elaine Nollet would be voting. Chair Rowland also advised that anyone who wants to speak must sign in.

1. Public Hearing for Phyllis Stibler, 125 Portsmouth Avenue, Map 16, Lot 7

Anne Whitney, Architect appeared for the applicant.

Chair Rowland advised that the application was publicized, all fees had been paid and all abutters had been notified.

Anne Whitney went through the plans with the Board and noted the addition was highlighted in yellow. There is a one story addition in two parts and a hip roof addition with angles. They have received Zoning Board approval. There is a small landing with steps to the addition. Whitney began with page 2 of 4 which shows the elevations. They are removing part of the back of the house which has both inside and outdoor storage. The addition will be set back a bit from the front of the house. There are two smaller windows, one which is on the present house and the one immediately next to it on the addition; these two are smaller because the one on the present house is a bathroom window.

The railings on the deck are not in good condition and will be replaced with Azek. The decking will use composite decking called Zuri, similar to Azek but it looks more like real wood. The railing material has improved and match the old traditional rail.

The roof will match the existing house. There's a new material called P-5 which they are considering as sometimes Azek roof material shrinks. The siding is cementitious siding which is a cement type siding which will be repeated on the addition. Any trim and sills will match the existing windows and will probably be out of Azek also. A stone veneer will be used on the new foundation; there are more choices now so they may use a 2" veneer as opposed to 4". They will try to match the fieldstone foundation and will put a real stone veneer.

Kate Murray asked if "real veneer" is an oxy moron? Whitney explained that it's a veneer but they use real stone as opposed to plastic. Chair Rowland explained that brick veneer is actually brick but thinner than a real brick.

Whitney brought the board's attention to sheet 3 of 4 which shows the existing rear elevation with the dormer. This is the addition that will be taken off. There was a bay added several years ago which will come off, as well as the deck. They will be putting a 14' addition, again with

1 similar materials to the present house. The right side drops back and will have a 6' slider with no
2 muttuns.

3 The hip roof is going to be copper and the larger addition will have an asphalt roof and will also
4 have the stone veneer on the foundation. There is a little landing and the steps will be the same
5 as the front with regard to detailing.

6
7 The details on the overhangs and the trim for the windows are on the sheet submitted by the
8 applicant. The left side as you are facing the house will be hard to see, as it is only seasonally
9 visible. Again the house will retain the existing windows. There is an egress window in the
10 back, so it is bigger than other windows because this will eventually become a bedroom.

11
12 Ms. Stibler was thinking of using Marvin Integrity but has decided to go with an aluminum clad
13 Marvin which has a more traditional look, and has a little more of a setback like a traditional
14 window. Again the windows will be trimmed with Azek or P-5.

15
16 Chair Rowland asked the board if they had questions. Murray asked about the addition coming
17 forward a bit more than the portion in the back that will be demolished. Whitney answered yes
18 it comes out approximately 2' more. Rowland stated it is more traditional than the A frame.

19
20 Hughes – move for approval as submitted, Murray seconded. All approved.

21
22 2. Approval of Minutes from March 2, 2017.

23
24 The minutes were read and edited. Hughes moved to approve the minutes of March 2 2017 as
25 amended, Elaine Nollet seconded. All approved.

26
27 3. Old Business

28
29 Tom Maher stated that the Select Board has not yet voted on the CLG application stating it was
30 discussed at the February meeting. Jim Cerny of the New Castle Historical Society had some
31 questions which Chair Rowland was copied on. Rowland replied stating that first the HDC was
32 asking to apply and once that is approved, there will be additional discussions. Maher stated
33 that the Select Board will meet and discuss the CLG application before town meeting and asked
34 Chair Rowland if he would speak at the meeting on Monday May 1st and that he would put it on
35 the agenda.

36
37 Elaine Nollet thanked Irene Bush on her email on the future of solar panels, saying it was very
38 impressive. Chair Rowland stated that he just put 32 solar panels on his house and it was really
39 cool when he flipped the switch.

40
41 Jeff Hughes moved to adjourn. Nollet seconded. All Approved.

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43 Adjourned 7:30 pm

44
45 Diane Cooley, Recording Secretary

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