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APPROVED  
HDC MEETING  
JULY 6, 2017

Board Members Present: Chair Rodney Rowland, Tom Maher, Elaine Nollet, and Peter Reed.  
Not Present: Vice Chair Jeff Hughes, Kate Murray, Irene Bush, and Judy Groppa.

Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm and noted that all members present would be voting. He also advised that there were two public hearings and that the work session had been cancelled and asked everyone to sign in who would be speaking.

1. Public Hearing for Joan Lockhart, 86 Main Street, Map 18, Lot 6

Guests: George Lehto and Joan Lockhart.

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

Mr. Lehto advised that Ms. Lockhart likes wood shingles but the cost of fire treated wood shingles is as prohibitive as putting on a slate roof. The applicant would like to repair her roof by putting on asphalt shingles.

The applicant's package contained a picture of an architectural wood simulation shingle and she has picked a color to look like the present roof. Peter Reed asked what the life expectancy of the shingles is and was advised about 35 years.

Chair Rowland asked if there were any questions and whether there was anyone from the public to speak to, for or against. No one from the public spoke and the Chair closed the public hearing at 7:03 pm

Elaine Nollet moved to accept the application of Joan Lockhart dated July 6, 2017 as proposed; Tom Maher seconded. All in favor, including the Chair.

2. Public Hearing for Cynthia Duncan, 12 Cranfield Street, Map 17, Lot 33

Guests: Cynthia Duncan

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

Cynthia Duncan stated she would like to change the two double hung windows on the upper level and replace them with three crank out windows; this will be done on both sides on the upper level under the eaves. The crank out windows will match those facing the river that were approved by the board in the past. She is also changing the downstairs double hung windows, and replacing those with double hung windows stating they won't look any different and in fact will look more historic.

1 Chair Rowland confirmed that the windows in question are on both sides under the eaves. Ms.  
2 Duncan stated that yes, the crank out windows will be on the upper level on each side and she is  
3 also replacing double hung windows on the lower level.

4  
5 Elaine Nollet asked if they would be Marvin windows and was told yes. Chair Rowland asked if  
6 there were any questions and if there was anyone from the public to speak? No one from the  
7 public spoke and the public hearing was closed at 7:06 pm.

8  
9 Elaine Nollet moved to approve the application of Cynthia Duncan dated July 6, 2017 as  
10 presented, Tom Maher seconded. Peter Reed asked Ms. Duncan if she was going to end up with  
11 more windows now and she answered Yes, one more on each side.

12  
13 All voted in favor, including the Chair.

14  
15 3. Approve minutes from June 1, 2017

16  
17 Maher motioned to approve the minutes as edited, Reed seconded. All approved.

18  
19 4. Old Business

20  
21 Chair Rowland wanted to discuss the Schwab work session discussion about solar panels and  
22 shingles stating he would like to have a private conversation amongst board members but  
23 because there were not many members present, tonight's discussion would be minimal. He  
24 would like to put it on an agenda in the future to get a sense of where people are at, as there are  
25 those on both sides of the issue.

26  
27 Tom Maher stated that yes, Andy Schulte is a good example and that he wasn't going to stand  
28 silent as things change. Maher walked by the Epsteins after the June meeting, and believes the  
29 board moved ahead on that under the false impression the panels would not be visible from a  
30 public road. However, they can be seen from the end of the Epstein's road when on Piscataqua  
31 Street and also from the private road, Steamboat Lane. When you look to the right, you see their  
32 roofline and the other half of their project and we are presently in full foliage, so if something  
33 were going to be obscured, it would be now yet it is visible. The Schwabs are trying to renovate  
34 their house to maximize fuel efficiency and their carbon footprint and they are trying to do it the  
35 right way. However, they also knew what they were getting into when they bought the house.

36  
37 Board members all agreed that technology is changing and Chair Rowland stated that the black  
38 panels that were approved for the Chamberlains are much better. He added that the one good  
39 thing about the Epstein project is that it gives the board something to look at and say "do I want  
40 to see that all over the historic district"? It also offers us a chance to understand the impact of  
41 solar.

42  
43 Elaine Nollet brought up the discussion the board had about dividing the historic districts in town  
44 and wondered if that might help. Chair Rowland stated that Darcy, the Chair of the Planning  
45 Board, said it really isn't a zoning change and that it is a policy change the HDC would have to  
46 make. The Chamberlain's panels were approved because they are only visible from their road

1 and Maher added that they fit right on their roofline. Maher finds it interesting that  
2 manufacturers have not identified this problem because you would think the very homes they  
3 would want to put solar on are larger, older homes which are the ones you want to make more  
4 efficient.

5  
6 Reed asked about the email that was sent about new black insulating shingles. Irene Bush sent  
7 an email about Tesla shingles, but they are two years behind in requests because they are so good  
8 and they are also expensive.

9  
10 Maher suggested the board study those as an aesthetic and asked if the board could make clear to  
11 prospective homeowners, giving them guidance as they plan their projects, that they have to get  
12 on a list for solar shingles. Of course, we would first have to go through the process of having a  
13 public hearing to see if they are acceptable.

14  
15 Reed stated that he doesn't anticipate having these new shingles soon until the price goes down,  
16 adding the board needs to be careful about adding such an exorbitantly high cost onto  
17 homeowners. Maher stated it would be offering guidance to homeowners as to what is accepted  
18 in the historic district adding that if companies see enough HDC's accepting these, it may force  
19 them to make their products aesthetically acceptable on historic houses and they could compete  
20 with Tesla. If we set that in motion it may move them to work toward improving their product.

21  
22 Chair Rowland added that it would move everyone closer to the use of solar because the board's  
23 present policy is no solar panels in the historic district. Rowland stated that David Borden  
24 copied him on an email about getting New Castle into a town solar program that other  
25 communities have joined forces with. Obviously one of the stumbling blocks is the HDC but  
26 Rowland pointed out that the historic district is not the largest section of the town and many of  
27 the biggest houses are out of the district.

28  
29 Nollet asked if Strawberry Banke ever thought of adding solar and Rowland stated they would  
30 only do it if it were completely invisible as the concept of Strawberry Banke Museum is that you  
31 have gone back in time. The one house to be considered would be Goodwin Mansion because it  
32 has a flat roof and would not be visible.

33  
34 5. New Business

35  
36 Peter Reed stated there is a vacant lot for sale on Portsmouth Avenue near Oliver Street and he  
37 thought it was in the historic district but was advised it is not as the district stops at the school  
38 and starts again at Oliver Street.

39  
40 Maher moved to adjourn; Nollet seconded. All in favor. Adjourned at 7:26 pm.

41  
42 Respectfully submitted,  
43 Diane Cooley, Recording Secretary