

APPROVED
HDC MEETING
MARCH 2, 2017 AT 7 PM

Board Members Present: Vice Chair Jeff Hughes, Tom Maher, Kate Murray, Elaine Nollet, Irene Bush, Peter Reed and Judy Groppa.

Not Present: Chair Rodney Rowland.

Vice Chair Hughes called the meeting of the New Castle HDC to order at 7:00 pm and noted that he, Tom Maher, Kate Murray, Irene Bush and Elaine Nollet would be voting. Vice Chair Hughes advised that there are two public hearings on the agenda and one work session and asked anyone who wants to speak to sign in.

1. Public Hearing for Roger and Susan Epstein, LLC 29 Salamander Lane, Map 18, Lot 31

Guests: Roger Epstein, Applicant

Vice Chair Hughes advised that the application was publicized, all fees had been paid and all abutters had been notified. Epstein stated that they would like to install solar panels on their roof and the details are in the plans submitted. Vice Chair Hughes asked him if he had any other comments or wanted to lead the board through the application? Epstein said the plans were self explanatory. Kate Murray asked if Salamander Lane was public or private? It is private and the HDC does not have jurisdiction over private roads.

Tom Maher asked if there are panels currently on the house? Epstein stated not presently and that there are two separate parts of the roof that the panels will be on, two of the panels face south on the gabled areas. The board discussed which panels can be seen from the road and which could not. Kate Murray asked about the color difference in the pictures, wondering if it was just the printer? Epstein advised that the panels are black and the roof is dark grey/black. Jeff Hughes stated he is not familiar with the house and asked if the panels were visible from the street? Hughes advised that the regulations state “solar panels are not to be visible from a public street. If they are, appropriate screening is necessary.”

Elaine Nollet reminded the board of a past application for solar panels for a home just down from the Tarbell residence, the Chamberlain’s house, which was allowed because it was not on a public road. Tom Maher asked if the vantage point here would be Walbach Street, as opposed to Salamander? It was asked if Becker Lane was also private? Maher suggested the board needed to nail down the vantage point and what people will see from the street as the board must be sure the panels cannot be seen from the main road. Kate Murray stated that even if you walk down Salamander Lane, you would not see the panels until you were on the property. Mr. Epstein stated that you also won’t see them when driving on Piscataqua Street. Your eye is not drawn to them at all.

Irene Bush said she is all for solar but again asked if Becker Lane is private or public? Ms. Bush lives close by and knows the house is very visible from Becker Lane, which is parallel to Salamander Lane. The town does not plow Becker, so it was determined that it is probably not

public. Mr. Epstein suggested the board confirm for themselves whether Becker is private or public. He added that there are just two houses on Salamander Lane and both are at the end.

Peter Reed asked how much would the efficiency change if the Applicant put the panels on the other side? Mr. Epstein stated it would probably go down to 0. This is the only side that gets sun all day. These are thin solar panels, the same type that was put on the Chamberlain house. Tom Maher wanted to be sure the panels are not visible from a public street as that is the only hurdle the Board needs to clear. Kate Murray viewed the property from Google Earth and stated you cannot see the panels from the street.

Jeff Hughes asked if there were any other questions? Hughes opened the hearing to the public at 7:10 pm and there were a couple of comments thrown out that solar is good but no one rose to speak to the board. Hughes closed the public hearing.

Kate Murray stated there are places that solar panels are inappropriate but she believes this is a good place for them. Irene Bush & Elaine Nollet agreed.

Tom Maher motioned to approve the installation of 32 LG 350 watt, all black solar panels at 29 Salamander Ln. Kate Murray seconded. All in favor, none opposed.

2. Public Hearing for Charles McIntyre, 119 Main Street, Map 17, Lot 1

Guests: Peter Follansbee appeared for the Applicant.

Vice Chair Hughes advised that the application was publicized, all fees had been paid and all abutters had been notified. Follansbee stated the McIntyres would like to install a chimney cap and as the pictures show, the chimney can be seen from Main Street, a public way; the second chimney can be seen only from the back yard.

Pg. 2 of the application shows chimney caps on abutting properties, which is like the one they want to put on. Tom Maher confirmed they are putting the same cap as the ones shown on neighboring properties.

Vice Chair Hughes opened the hearing to the public but there was no one to speak and he closed the public hearing at 7:14 pm. Tom Maher motioned to approve adding an alloy chimney cap screen to the rebuilt chimney at 119 Main St; Kate Murray seconded the motion. All in favor, none opposed.

3. Work session for Phyllis Stibler, 125 Portsmouth Ave.

Guests: Phyllis Stibler, Owner; Anne Whitney, Architect

Phyllis Stibler said she would like to put an addition on her home as she is retiring and wants to remain there for many years. She has already been before the Zoning Board which has approved a variance for a setback to put a bedroom and bathroom on the back of the house. She stated that

10 years ago she added a garage and she couldn't figure out even then what type of house she had. Ms. Stibler presented various pictures of the house showing that in 1902 it looked like a cape, and in 1968 more like an arts & crafts cottage. She bought the house 23 years ago. Ms. Stibler came with photos of all improvements that have been done, which, other than the addition of a garage, have been mostly cosmetic, and landscaping. She also brought plans of the proposed renovations. Ms. Stibler advised that this addition will be seen when going east on Portsmouth Avenue, on your way on to the island. If you're going west, off of the island, you will not see it.

She was asked if they will be using the same materials as presently on the house? Yes, the same clapboard, Azek trim, the roofing will be the same; she has an old stone foundation and it will be replicated on the addition. She will also use the same windows.

Ann Whitney, the architect, stated that the existing house has a wrap around porch. The addition will consist of a living area that will be open to the main house, which is cut to an angle to minimize the setback and another one story on the west side. Ann showed a plan of the elevation view as you are coming on to the island, up Portsmouth Ave. She is offsetting the addition in the back just a bit to break up the roofline. The slanted roof presently on the back of the house, will come off. When you are coming down Portsmouth Avenue westerly, leaving the island, you will really have to work to see it. Elaine Nollet asked about the shed that is being removed; Ms. Stibler said it was added in 1968-70 and it encompasses an outdoor room which holds wood and inside is a laundry room. This part of the house is coming off and will be a new bedroom and bathroom.

Ann Whitney showed the board the floor plan to orient them as to where the addition is and what they are removing. The Applicant provided a site plan and reviewed it with the board.

Vice Chair Hughes confirmed they have been approved for zoning and then asked for questions from the board. Kate Murray asked if they are coming back with additional drawings for the public hearing. Whitney asked if they want to see three dimensional drawings and Tom Maher advised that windows would certainly be up for discussion. Whitney stated she will have a window schedule for the public hearing. They will be replicating the 4 over 1 windows, and will also have a couple of 2 over 1 that are similar to one that is in an existing bathroom.

Hughes asked where the existing 4 over 1 windows presently are and was advised that they are in the front of the house facing Portsmouth Avenue and there are also 4 over 1 windows on the side by the Hodgkin's house. There is also a bay window existing in back. The only two original windows are from 1902 and are at the top of the house, which are 2 over 1 (on the right side elevation).

Jeff Hughes asked the reason for not putting 4 over 1 windows on the addition, to which Whitney responded that the first window is 2 over 1 because it's a bathroom so it is smaller for privacy and also for symmetry. She also stated the new foundation areas will be matching the existing. Phyllis Stibler advised that she will be in Hawaii for the April meeting so Ann Whitney will be presenting on her behalf.

Vice Chair Hughes stated that it kind of looks like a typical addition for a farm house and he didn't see anything wrong with the windows. Tom Maher advised that the board will also be interested in the siding, railings, and the general look of those things, as well as the materials to be used. Whitney said the existing deck is not in good condition and they plan to replace the railings by replicating the existing railings. Maher advised it would be important to provide that information for the public hearing.

Kate Murray said the proposed windows on the addition don't look as wide as the existing. Whitney stated they are the same width, 2 feet wide and it was because they are drawn on an angle that they look narrow.

There was more discussion about the railing on the deck which presently has a wood railing with balusters. Maher advised them to bring in samples. Jeff Hughes advised them that if they are going to replace what is there or just repair the railings, it is not an issue.

Phyllis Stibler advised that the house now has Anderson windows and she may do exactly the same windows but is thinking of buying a better window such as Marvin Integrity, as it holds up better and the sizing is almost identical. Vice Chair Hughes advised that the board has approved both the Marvin Integrity and the Clad. Marvin is a step up from Anderson windows; the Applicant will make that decision and bring window and door schedules for the exterior to hearing. She also stated that the shingles will match the existing house which is an architectural series.

Vice Chair Hughes said they are heading in the right direction and he didn't see any particular issues and would see them at next month's meeting.

4. Update on CLG Proposal

Tom Maher stated that he has taken the CLG proposal to the Select Board. Jim Cerney from the Historical Society raised some issues and he has been in touch with Chair Rowland to iron out a role for the Historical Society to play in this. Jim Cerney felt that the Historical Society has done a good job at preparing an inventory of homes in New Castle. The Historical Society believes the CLG is for towns that are not protecting anything in town and New Castle has considerable historic preservation so there is nothing in jeopardy of being torn down. Maher said he believes the Historic Society wants to be recognized and have a stake in the application and process. Maher assured the Historical Society and the Select Board it would not cost the town any money and he anticipates the Select Board will probably approve going forward with the CLG application within the next two meetings.

5. Approve minutes from January 5, 2017 and February 2, 2017

The board reviewed the minutes of January and made minor edits. Kate Murray motioned to approve the minutes of January 5, 2017 as amended; Irene Bush seconded; All approved.

The board reviewed the minutes of February 2, 2017; Kate Murray motioned to approve the minutes of February 2, 2017 as amended; Elaine Nollet seconded; All approved.

6. New Business

None

Motion to adjourn the meeting by Irene Bush; Tom Maher seconded. All approved.

Adjourned 7:51 pm.

Respectfully submitted,
Diane L. Cooley, Recording Secretary