

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 14 November 2017

Meeting called to order at 7:34 PM. Attending: David Honn (DH), Anita Rogers (AR), Ron Regan (RR) and Fran Arsenault (FA). Chingsung Chang (CC), Selectmen Representative), and David Shoemaker (DS) absent.

7:34 pm **Citizen's questions** - none

7:34 Minutes for September 26th, October 10th, and October 24th approved unanimously.

7:35 Project spreadsheet review, from building department, no application yet for 127 Main St. new high efficiency boiler with PVC flue/intake pipe visible from Main St. DH asked are the skylights on the house of Taylor and Main St. new? AR is pretty sure they were already there.

7:50 **64 School St.** – Application 1731 – Judy Werner and daughter present. Judy needs to install new railings with a guard rail on both sides and a hand rail. AR went over the issues and code requirements and presented photos and a diagram show the measurements from the door to stairs. From the door to the stairs is only 31 inches and an extension was added over the top step so that the plain of the porch extends out 17 more inches, the extension extends all the way to the porch floor on both sides leaving a space where someone could fall. AR suggests having 5 steps where the top step is at the same plane of the porch to give the needed extension, but will only be as wide as the steps. Over all the steps should be wider than the existing stairs and have a guard rail on both sides. The guards should have balusters that match the existing porch railings which shall be maintained. Judy showed a photo of some railings on a house that she liked with square posts and balusters. AR and Dh said she may be able to find stock round newel post caps to reflect on the round posts on the porch. DH said you can put a round hand rail on top of the guard rail. DH said the stairs and railings should be made all of wood, no vinyl or Azek for areas where the material comes in contact with the ground a material like cellular PVC could be used as it is paintable to match the appearance of painted wood. AR assigned as liaison, FA will take care of abutter's notices.

AR makes a motion – replace stairs with railing on each side, wood risers, posts, top and bottom rails. Balusters to be installed with dimensions to be

similar to existing porch. New stairs to be wider than original stairs, approximately 55-60 inches depending on the top step/extension of porch. The existing granite step will remain. Hand rails, risers balusters to be painted white. Treads to be of fir or similar appropriate material to be natural or sealed. The minimum height of the guardrail and hand rail to be 34 inches, the lower the better. RR seconded, approved unanimously.

- 8:15 **284 Arlington St** – Application 1732 – Stephen Hardy not present. Without Stephen present there wasn't anything new to talk about.
- 8:20 **127 Main St** – Application 1733 ('Strip and re-roof. Color to match 129 Main St.') – Glenn Burger not present.
As a separate matter, the building department contacted the HDC saying a heating system was installed and there are PVC pipes for exhaust/intake visible from the street. This requires an application DH will contact Glenn and have him submit the paper work.
- 8:25 CPC funds for trees. FA will investigate if we use the funds that were granted in 2006 and 2013. We may apply for more funds next year.
- 8:30 Chair's update.
43 School St. Report from DH, the property was acquired by Habitat for Humanity (HfH) for \$1 from the town. Paul Swider, window restoration contractor, reviewed the exterior doors and windows. He quoted \$500 per window for tune-ups and weather proofing. HfH submitted an application to the CPC for the costs required to meet the HDC requirements for windows, exterior doors and any other exterior elements that will be more costly than typically provided by HfH.
- 8:45 Meeting adjourned.