

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 27 November 2018

Meeting called to order at 7:36 PM. Attending: David Honn (DH), Anita Rogers (AR), Ron Regan (RR), Fran Arsenault (FA), and Maria Crowley (MC). John Benson (JB) Selectmen Representative and David Shoemaker (DS) absent.

- 7:36 pm **Citizen's questions** – Melissa LoPorto sent an email asking about replacing the roof on her shed using the same shingles on her house. RR to check what type of shingles and send to AR.
- 7:36 **Minutes** for 11/13 approved unanimously.
- 7:40 **Project spreadsheet review:** AR to pick next number from spreadsheet and assign to 49 Windsor. FA - the notice for 505 Main St. went out.
- 7:45 **Asa Parlin House 17 Woodbury Lane** – John Mangiaratti present. The town manager John Mangiaratti is preparing an application for \$175,000 in CPC funds to stabilize the Asa Parlin house to prevent further deterioration. John wants to minimize any demolition to reduce cost, but otherwise follow the HDC recommendation from 2013. There is some asbestos remediation that needs to take place and possibly some structural work to stabilize the structure. AR – are you going to generate an RFP for the work? John – will use the original proposal for the work supplied by Lynne Spencer. DH – I think you need to figure out how to cut up the structure as it doesn't make sense to “moth ball” parts that you will demolish in the future. AR – important to follow through and not end up with a demolition by neglect. It sets a bad example for the town to demolish a building when we ask residents to preserve houses in the districts. MC – is there a plan for usage? John – not yet, some ideas are a “make space” or storage for the library. To ask for this amount of money at town meeting we will need to have a compelling use for the property. We want to have 7-8 ideas before the spring town meeting to present. There will be two phases. First to stabilize and then to build out for the desired usage. 10 years ago there was a \$400,000 estimate for a proposed usage scenario. DH – I have an idea to move the house to 53 River St. and use it as a basis for 2 to 3 affordable housing units. Then create a new space as a town volunteer's center that could be used for meetings or storage of

committee members. John asked if we could just demo the building and make a new center? What would be the benefit of moving the structure? We will need a better estimate to give the CPC. DH – figure out how to demo the back, it may be the best way to cut the cost. What is the time frame? John – after town meeting, probably after July 1st.

RR makes a motion – The HDC supports the town's request for CPC funding for stabilizing the Asa Parlin house. AR seconded, vote unanimously approved.

We will prepare a letter to the CPC chairperson, MC will take a first pass at writing the letter, AR has an example for reference.

We should get MC a copy of the earlier study to review. John has paper copies.

8:15 **450 Main St. 1831** – Nathan Birch not present.

Nathan mailed an application, RR took it out of the HDC mailbox and submitted to the Clerk earlier today. Nathan is requesting to replace roof with Certainteed Landmark premium Colonial Slate asphalt shingles. FA liaison – first figure out what the existing roof shingle is and see if we can get a sample of what the shingle looks like. AR will find example project of shingles to check out.

8:30 **Chair Update** – 4 Piper Lane hearing at selectman meeting. The selectman's formal response was more tame than what was said at the meeting. The town counsel is reviewing the application that was shown to contain fraudulent information during the meeting. MC – what is the difference between prescriptive easement vs. adverse possession. DH – an example of the first would be if someone walked across someone's yard for 20 years without formal permission, the law says they are entitled to cut through the yard. The latter is like squatters taking over a property. In this case walking trails have been used on this property and may apply.

8:41 **10 Wood Lane 1832** – Nigel Godley present.

Replace 1200 s.f. of roof shingles to match existing three-tab shingles on other parts of roof already replaced. There will be a red cedar starter course, ridge vent, rubber vent boot and paint existing vent pipe black. Also want to install vent for two bathroom fans out the attic gable end window. You don't want to vent out the window, it would be better to

place it in the wall next to the window. It's best to place the vent cap on a square block so that it is flush with the clapboards. AR makes a motion – three-tab shingles to match existing, ridge vent end to end, drip edge painted to match trim, vent pipe painted black, new rubber vent boot. Installation of vent hood in end gable wall located next to window, installed on block, painted to match surrounding. RR seconded, vote approved unanimously. FC – liaison.

9:05 Meeting adjourned.