

1 Historic District Commission FINAL Minutes

2 February 28, 2024

3 Meeting House, 6 pm.

4 Members Present

5 Kevin Bragg (Chair), Kent Ruesswick (BOS rep), Jeffrey Leidinger,  
6 Anne Emerson, Harry Kinter

7 Members Absent

8 Ginger Laplante

9 Agenda

10 1. Call to Order

11 Kevin Bragg called the meeting to order at 6.07 pm. Harry Kinter  
12 was made voting member in lieu of Ginger Laplante.

13 2. Previous Minutes – January 17, 2024

14 Kent Ruesswick moved the previous Minutes. Jeffrey Leidinger  
15 seconded. All members present voted in favor of approval.

16 3. New Regulations document

17 Jeff had redrafted the Regulations and it had been circulated. He  
18 had taken out all the aspects that had been of concern for the town  
19 counsel.

20 There was discussion about the possible need to present and  
21 explain the two zoning ordinances from the HDC at a further time.  
22 The information that has been publicly presented is available on the  
23 town website and hard copies are posted in town, and will be  
24 available in the Town Hall on March 12, the day for voting on the  
25 ballot questions. There was a consensus that there is no need to

26 publicly present these any further. And if they should not pass for  
27 any reason, the HDC is not adversely impacted. Rather, it would be  
28 the public and residents of the two historic districts who would lose  
29 the proposed benefits in the two amendments.

30 It was agreed that this new document would be presented again to  
31 the Board of Selectmen after the elections and voting. If the two  
32 amendments pass, then the document would be amended to be  
33 consistent with those two amendments.

34 There followed further discussion about the document.

35 Harry asked about the progress of the official zoning map. Jeff  
36 noted that the Planning Board Chair had mentioned in a public  
37 meeting that the updating of maps by the CNHRPC would be ready  
38 for June, as part of the updating of the Master Plan.

39 Kevin said that the map work was done, as far as he knows from  
40 CNHRPC. They had used some assessing information and split some  
41 lots into finer lots so that the mapping of the Shaker Village Historic  
42 Overlay district would match the tax cards.

43 Harry asked about having the Center Historic District corrected to  
44 include his property. Kevin thought that was fixed according to the  
45 copy he has. The problem Kevin said that Pam Goss Power's  
46 property included a small parcel across the road on the hill and it  
47 had been included in the map as part of the historic district. The  
48 boundaries will go via the property boundaries.

49 Harry also asked about the section in the regulations about  
50 qualifications of the members. He did not think that the BOS had  
51 been involved with his appointment. Kevin said that generally  
52 boards choose their own alternates and recommend them to the  
53 BOS who then approve them, and then the alternate should see

54 Sam Papps who keeps the affidavit forms to be used to swear in  
55 board members. Kent noted that Kal in the town office is working to  
56 clean up the lists of people who are serving. Each time someone is  
57 reappointed they should renew the affidavit.

58 Harry also asked about the listed backgrounds that are preferable  
59 for HDC members in the qualifications section. He suggested that  
60 'historians' would be more apt than 'town historians.' Anne raised  
61 the issue of adding 'education' as a background qualification.  
62 Members agreed this was a good idea since part of the job of the  
63 HDC mentioned in Section 1B3 is to provide education for the  
64 town. And maybe the text could preface the list of suggested  
65 backgrounds with 'such as' to indicate it is not finite.

66 Jeff suggested that section P4 on page 4 about demolition be  
67 deleted as it is unnecessary given section 3 D on Demolition.

68 HDC members thanked Jeff for putting another version of the  
69 Regulations document together with assistance from Kevin.

70 Jeff will put the date of this revision on the document.

71 Kent asked where these regulations would reside. Jeff responded it  
72 is understood that if anyone comes in for an HDC application, these  
73 should be given to the applicant.

74 When this is finalized, **Secretary should go make copies for the town**  
75 **office for Mandy and also ensure it is on the HDC webpage.**

76 **Jeff made the Motion to accept this current document as amended**  
77 **in discussion, with the proviso that if the two zoning amendments**  
78 **are passed, then these regulations will be amended to be in**  
79 **conformity with the two new amendments. Kent seconded. All**  
80 **members present voted in favor.**

81       4. Other Business

82

83       (i)       Harry asked that Fred Brewster should be put on the  
84               March 20 Agenda, for the Historical Society. That  
85               meeting will also be at 6pm.

86

87       (ii)       Harry raised the issue of Planning Board and HDC liaison  
88               and cooperation with reference to use of structures. The  
89               issue had been raised some weeks ago when Kevin  
90               shared the relevant RSA. Jeff suggested that the next  
91               step should be that all members undertake homework to  
92               find out what other towns with well established HDCs do  
93               in this regard. They could look at towns and cities such  
94               as Exeter, Bedford, Amherst for instance. It was not clear  
95               to anyone at this point which board or commission in  
96               town would have the final say, or in what sequence the  
97               cooperation might occur if there was the need for an  
98               historical perspective in a subdivision or site plan review.  
99               This research could be done online initially.

100

101       (iii)       Kent asked if he should remain as the BOS rep on the  
102               HDC. He currently serves on many of the town  
103               committees and wants to reduce the number. The  
104               consensus from HDC members was that continuity was  
105               important for the work the HDC was doing, and Kent had  
106               been really involved in the process so it would be much  
107               appreciated if he remained on the commission.

108

109       (iv)       Kevin noted he has had correspondence from David Katz,  
110               a new trustee at Shaker Village, taking Ginge Nye's place.

111 David Katz had been in touch with Ken Folsom about the  
112 past record of items that had not been shared properly  
113 with the town. Some partial reimbursement was being  
114 offered. As a sign of good faith some of the fees for  
115 those items would be waived. Any progress on this  
116 between HDC and BOS will take place after the upcoming  
117 elections. Kevin said he was scheduled to attend the BOS  
118 meeting on Monday March 18, around 6 pm, to discuss  
119 further. He invited any other HDC members available to  
120 attend with him, especially Harry who was both on the  
121 HDC and a Shaker Village incorporator.

122

123 (v) Lois will be away during the week of March 18, so Jeff  
124 offered to take notes for the March 20 meeting. Kevin  
125 added that Alex Young is still interested in attending but  
126 had parent duties that evening.

127

## 128 5. Adjournment

129 Kevin made a motion to adjourn, and Kent seconded. It was  
130 6.59pm.

131

132 Respectfully submitted,

133 Lois Scribner,

134 (Secretary HDC).