

**Town of Fitzwilliam
Historic District Commission
Meeting Minutes
December 13, 2018**

Members Present: John Fitzwilliam, Chairman; Ken Beckwith, Vice Chairman; Bill Davis and Marcia Camden, Members.

Others Present: Marilyn Ortega, Owner, and John Whelan; Nick Noyes, Fitzwilliam Library Trustee; and Laurie Hayward, Land Use Administrative Assistant (LUA).

Call to Order The Chairman opened the meeting at 4:03

HDC Permit for Marilyn Ortega application to paint a house, which is in the Historic District, on her property at 50 Upper Troy Road, Tax Map 33, Lot 16 in the Historic and Residential Districts.

The Chair opened and Marilyn Ortega stepped forward and showed Board members her new choice from the Benjamin Moore Historical colors collection, Dorset Gold. Ortega explained that she loves color and wanted a choice that would not be washed out. Fitzwilliam noted that the house is a large landmark house and visible. Camden noted that the color will appear darker when the house is entirely painted. Ortega expressed that is what she wants is a deeper and darker yellow. Fitzwilliam noted that yellows, and his house is yellow, are prone to fading. Commission Members all expressed that the color Dorset Gold looks very nice.

Beckwith moved that the paint color, Dorset Gold, be approved; Fitzwilliam seconded the motion and it was approved unanimously.

Marilyn Ortega and John Whelan left the meeting at this point, 7:11 PM.

HDC Permit for Farris application to 1. Demolish and remove a portion of the rear of building, 2. Repair/replace the rear siding, 3. Paint the same color as current, and 4. Replace side and rear windows with vinyl windows. This structure is the former Post Office which is in the Historic District and Residential District, at 45 Route 199 West, Tax Map 32, Lot 46, and is proposed to be Retail Sales and Storage. The LUA explained regarding the Farris request that she contacted Mr. Farris by telephone and he told her that he is "in winter mode" and during the winter he works out of state. He asked that the Historic District Commission postpone the discussion regarding the windows and siding until after March. It was agreed that the Commission postpone this matter until March.

New Business: Nick Noyes spoke regarding the Library Fence and Walkway. Noyes explained his questions come from the Capital Improvement Plan (CIP) Committee. Noyes explained that there is a gap developing between the walkway and the porch which is a hazard. They

propose to replace the current walkway. Noyes said that the Trustees for the library priced a brick walkway and the CIP Committee thought the price excessive and recommended replacement with a stamped brick pavement. Contractors suggest using the old brick because it is in good condition and repairing/resetting the walkway using stone dust. Camden stated that she would not be in favor of Macadam type stamped brick; however, stamped concrete is better and might be considered. She further stated that the City of Keene uses stamped concrete in some areas and it is not unattractive.

There was a short discussion about the relative desirability of stamped concrete versus real brick. Davis pointed out that resetting the brick in stone dust should correct problems with movement of the bricks which can lead to uneven walkways and is the likely source of current issues. Beckwith expressed his opinion that brick is the way to go. Fitzwilliam agreed with Beckwith. Board members suggested that Noyes seek other quotes for resetting the brick walkway in stone dust and return to the CIP Committee to give the Historic District Commission's strong recommendation for staying with a brick walkway.

Noyes explained that the second issue that has come up with the CIP Committee is that the Library fence is beyond repair and must be replaced. The CIP committee asked if the Trustees could install the same type of fence as on the town common which has a fence [granite post and wood rails]. The project is several thousand on front and side to replace the current picket fence. There was some discussion about the costs, both to replace and to maintain of a picket fence versus a granite post and rails fence. It was pointed out that the granite post and rail fence would clearly be less expensive to maintain going well out into the future. When asked about initial cost, Noyes said that he thinks the picket fence is somewhat more expensive initially as well. Color was discussed and it was agreed that white would be best. Fitzwilliam noted that either solution is historically correct; so, whatever the library trustees want should be fine. Fitzwilliam told Noyes he has the blessing of the HDC.

Minutes from the previous meeting: The Commission took up the Minutes of November 8, 2018. Last paragraph "he suggested the upper story window", Davis asked who "he" refers to. It was agreed to remove "he suggested the". Eliminate "Beckwith stated the property is in the Village Water District" as that does not relate to this Commission's areas of concern.

The Chair called for a motion on the minutes. **Beckwith made the motion that the Minutes of November 8, 2018 be approved as amended. Fitzwilliam seconded the motion and it was voted unanimously.**

Davis asked whether there was anything new on Meadowood. The LUA explained that she understands that Dorothy Zugg is still pursuing the effort to determine whether the town should take over that property. She noted that Nancy Carney, Select Board member, has expressed interest in the project along with many others in the town who see an opportunity.

Davis stated his concern that there may be so many issues that the state might make it nearly impossible to develop this property. The LUA added that there is a very long way to go before

there is enough detailed information to even decide whether to pursue this one. The LUA expressed her opinion that the political climate in the state currently is towards less state involvement and requirements for developing property. Still the nature of the hazard is significant and that may dictate that the state would have to be involved. Davis asked if the federal government might be involved. The LUA stated that, in general the current political atmosphere has reduced regulation, so it is not clear how efforts to de-regulate would impact this property.

There being no further business, **Beckwith moved the meeting be adjourned and it was voted unanimously that the meeting adjourn** at 4:42.

Respectfully submitted,

Laurie Hayward
Land Use Administrative Assistant