

**Town of Fitzwilliam  
Historic District Commission  
Meeting Minutes  
February 11, 2021**

**Members Present (Physically):** John Fitzwilliam, Chairman; Bill Davis; Ken Beckwith; Pat Deyo; and Dan Baker, Selectman's Representative.

**Members Present (Remotely):** Marcia Camden

**Staff Present (Physically):** Lori Nolan, Land Use Coordinator

**Others Present (Physically):** Ricky Easton

**Others Present (Remotely):** Susan Love; Peggie Partello

**Call To Order** The Chairman opened the meeting at 4:01pm.

**Peggy Partello – seeking approval to replace roof with charcoal gray standing seam metal roofing at 23 Upper Troy Road [Map 15, Lot 5.1 – Residential District]**

Chairman Fitzwilliam summarized the case stating the applicant is seeking approval to replace her roof with a charcoal gray metal roof. The house is a 1980s house and there is precedent for metal roofing within the Historic District.

Pat Deyo commented that this is a newer house, there is precedent, the proposal is not obtrusive, and it fits the neighborhood. He is in favor of approving.

**Chairman Fitzwilliam motioned to accept the proposal as submitted. Mr. Deyo seconded. Motion passed unanimously.**

Yes: 4 [Fitzwilliam; Davis; Beckwith; Deyo]; No: 0; Abstained: 0

**Kevin and Susan Love – seeking approval to add a 15x7 foot dormer to second floor roof at 158 NH Route 119 West [Map 31, Lot 3 – Residential District]**

Bill Davis asked for the location of the property. Chairman Fitzwilliam then described the location and house.

Mr. Deyo commented that the proposal would complement the neighborhood and meets the regulations and criteria. Chairman Fitzwilliam stated the applicants will use the same existing siding and Dave Streeter will be the contractor.

**Ken Beckwith motioned to accept the proposal as submitted. Mr. Deyo seconded. Motion passed unanimously.**

Yes: 4 [Fitzwilliam; Davis; Beckwith; Deyo]; No: 0; Abstained: 0

**Amy Spector – seeking approval to add a 13.5x38 foot dormer to second floor roof at 12 Kinsman Road [Map 33, Lot 11.1 – Residential District]**

Chairman Fitzwilliam reads the proposal. Mr. Deyo felt the proposal is not obtrusive and fits the criteria.

**Mr. Deyo motioned to accept the proposal as submitted. Mr. Beckwith seconded. Motion passed unanimously.**

Yes: 4 [Fitzwilliam; Davis; Beckwith; Deyo]; No: 0; Abstained: 0

**Review of Minutes**

**Mr. Deyo motioned to approve the minutes of January 14, 2021 as written. Mr. Beckwith seconded. Motion passed unanimously.**

Yes: 4 [Fitzwilliam; Davis; Beckwith; Deyo]; No: 0; Abstained: 0

## Old Business

### Review of Historic District Design Guidelines

Mr. Deyo asked if any of the current Commission members were part of the last re-write of the guidelines. Chairman Fitzwilliam stated yes, but the guidelines contain no mention of solar. Mr. Deyo commented that under Section 6 – Roof Features (page 10) the information is good, but the descriptors could be better.

Mr. Davis asked how to avoid another Richmond Road situation. It was a blatant after-the-fact application and was against the HDC regulations. Chairman Fitzwilliam felt it was a crisis of confidence to him. He recalled Carole Langer's fence being controversial. Mr. Deyo felt this was an interesting point. He suggested developing a criteria that everyone can see. If it is tightened up and understood, then the HDC must work with the other boards if there is a conflict. Mr. Davis did not see any area for conflict. The regulations clearly stated no. If the HDC renders a decision, ZBA can still overrule them. How can ZBA override no? Dan Baker stated that it is possible the ZBA made a mistake. Mr. Davis felt this is troublesome because precedent has been made.

Chairman Fitzwilliam suggested there be separate bullet points for satellites and add a section on solar collectors with more details. Mr. Deyo suggested a section on non-conforming technologies. Chairman Fitzwilliam further suggested explaining the conflict between old and new technologies. Mr. Deyo commented that for the solar application, the ZBA determined that the ground-mounted system was visually worse than roof-mounted. He suggested detailing what we know and leave the rest to a case-by-case basis. Chairman Fitzwilliam asked Mr. Deyo to draft a technology section.

Mr. Davis asked about metal roofing as he felt the standing seam design is not great.

Mr. Deyo asked about generators, suggesting that they would not be allowed. Chairman Fitzwilliam commented that this was an item that he had not thought of. Typically, they are used and stored in discrete locations, but it is a good idea to details any restrictions.

Mr. Beckwith asked about the town's opinion of solar. Mr. Baker stated it was passed by the Planning Board and Town. The Planning Board regulates ground-mounted, but the Historic District Commission regulates both ground- and roof-mounted within the Historic District. Mr. Beckwith personally felt the Commission should be more lenient on it. Mr. Baker felt it is a tough topic. It is a green energy technology, but runs contrary to historic preservation. Mr. Deyo felt he can weave in solar with room for flexibility to allow alternate strategies, like photovoltaic shingles. Mr. Beckwith was in favor of having solar regulation flexibility.

Mr. Deyo suggested not allowing outdoor furnaces. Chairman Fitzwilliam agreed stating they are a potential eyesore and is not appropriate for densely populated areas. It is removable but also bad for the environment. Mr. Baker was unsure if they are regulated. Mr. Deyo stated he will note that it will require Commission review.

Mr. Deyo asked about wireless antennas, as repeaters are becoming more common with the expansion of 5G technologies. He suggested making a notation about them.

Chairman Fitzwilliam commented that windmills make him nervous due to safety concerns. Mr. Davis felt they are very possible to have in the District. He commented on a windmill he saw located in Vermont on an old barn behind a cupola. It was a small windmill made of wood and had a very classic look.

### **Chairman Fitzwilliam motioned to have Mr. Deyo draft a Technology Section of the Historic District Design Guidelines. Mr. Deyo seconded. Motion passed unanimously.**

Yes: 4 [Fitzwilliam; Davis; Beckwith; Deyo]; No: 0; Abstained: 0

Mr. Davis asked if the Depot was included in the Historic District. After a short discussion about the District borders, it was determined that no properties in the Depot are part of the Historic District. Mr. Davis felt that was a shame as there are some great old buildings located there.

Mr. Beckwith asked about abandoned buildings and houses in town. Some have missing windows and casings. Mr. Davis said at least one has a failing chimney. Mr. Baker was unsure if this is within the Town's legal scope as the Town can only condemn a house and is prohibited from instructing anyone to fix up their house. Chairman Fitzwilliam still felt it was amazing there are any abandoned houses with the current market. Mr. Deyo suggested the Commission look into this and if anything is feasible. The LUC will check with the Town Administrator for any

legal precedent, along the line of a HOA model with basic requirements. Mr. Beckwith commented that it is ironic that the Commission must review any changes/additions, but buildings can legally deteriorate to the point of being an eyesore.

Mr. Deyo summarized stating that the general themes and scope of the guidelines are good. He suggested tightening up the descriptors to make them crisper. He felt the guidelines could be 20-30% shorter but contain the same information.

**With no further business to discuss, Mr. Deyo motioned to adjourn. Mr. Beckwith seconded. Motion passed unanimously.**

Yes: 4 [Fitzwilliam; Davis; Beckwith; Deyo]; No: 0; Abstained: 0

The meeting was adjourned at 5:04pm.

Respectfully submitted,

Lori Nolan  
Land Use Coordinator

**Minutes approved as written on April 8, 2021.**