

**Town of Fitzwilliam
Historic District Commission
Meeting Minutes
October 14, 2021**

Members Present: John Fitzwilliam, Chairman; Bill Davis; Pat Deyo; Marcia Camden; Ken Beckwith; and JEF Craig, Selectmen's Representative.

Members Absent:

Staff Present: Lori Nolan.

Others Present: Dan Sutton.

Call To Order The Chairman opened the meeting at 4:00pm.

Daniel and Maureen Sutton – seeking approval to replace two front porch round columns with square columns and to replace the street number sign on the exterior lamppost at 15 Upper Troy Road [Map 32, Lot 28 – Residential District]

Mr. Fitzwilliam welcomed Dan Sutton to the meeting. Mr. Sutton explained after his builder inspected the front columns, extensive rot was discovered and the builder recommended replacement. The builder felt the current round columns were installed possibly in the 1970s, while the square column would be closer to the original look. The Commission then reviewed photos of the proposed columns.

Marcia Camden motioned to approve the replacement of front columns to be square as presented. Pat Deyo seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

Mr. Sutton then presented to the Commission his proposal to replace the house number roadside sign. The current house sign has rotted. He has proposed replacing the sign with a 19th century tavern style sign. The lamp post would be the same style, but will need to be slightly larger to better accommodate the lamp. The sign would then hang off the lamp post with the use of a black bracket and chain. Mr. Sutton then showed the Commission the sign, as it had already been made.

Mr. Deyo motioned to accept the house number roadside sign as presented. Mr. Fitzwilliam seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

Minutes Review

Mr. Deyo motioned to accept the minutes of July 8, 2021 as written. Bill Davis seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

Mr. Deyo motioned to accept the minutes of August 12, 2021 as written. Mr. Fitzwilliam seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

Ms. Camden motioned to accept the minutes of September 9, 2021 as written. Mr. Fitzwilliam seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

Master Plan – Long Term Goals and Strategies

The LUC explained the Master Plan goals reaction piece that was put together. She also discussed the list of funding opportunities available for homeowners for historic structures. This could be used if the Historic District Commission expands their umbrella to provide non-binding advice to anyone in town with historic structures.

Discussion was held that item numbers 5 & 6 could help bring in new businesses and money to assist incentivize revitalization of houses in disrepair. The house on the corner of NH Route 119 and West Lake Road was used as an example.

A lengthy discussion was held on how to accomplish #4. It was suggested to look into an expendable trust fund or offering tax credits based on certain criteria, like age and/or condition of a home. Mr. Davis did not feel the town would support direct funding but may go for a tax rebate/credit. The goal is to maintain old homes that will remain attractive throughout the town. He felt there would be a disservice to the town if attention is only given to those homes in the historic district. Incentives should be offered town wide. The Commission felt this was a good initiative but had concerns about how to move forward.

Mr. Deyo motioned to have the LUC research if other towns offer incentives or programs for historic structures. Ms. Camden seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

Mr. Davis felt the list as a whole was tailor-made to partner with the Historical Society.

Mr. Deyo motioned for Mr. Davis to speak with the Historical Society about partnering. Ms. Camden seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

The Commission felt item #7 was a pipe dream but grants might be available.

The Commission discussed #8. The goal is for the common to look like it did originally; however the Commission would prefer that grass remain rather than reverting back to gravel. Mr. Fitzwilliam was unsure if this was a Commission item or more appropriate for the Commons Committee. The Commission then amended the goal.

Mr. Deyo motioned to amend item #8 to read: Establish walking paths and crosswalks to throughout the Common area to facilitate and encourage foot traffic throughout. Ms. Camden seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

Mr. Deyo motioned to combine items #9-11. Ms. Camden seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

Mr. Deyo commented that interaction is the way of the future. Mr. Craig agreed stating that item #3 is a huge part of it. He felt there is a real need for a welcome wagon.

Public Hearing – Review of Historic District Design Guidelines:

Due to the late time, Mr. Fitzwilliam deferred discussion and review of the Historic District Commission guidelines to the next meeting.

Mr. Deyo motioned to adjourn the meeting. Mr. Fitzwilliam seconded. Motion passed unanimously.

Yes: 5 [Fitzwilliam; Davis; Camden; Deyo; Beckwith]; No: 0; Abstained: 0

The meeting was adjourned at 5:16pm.

Respectfully submitted,

Lori Nolan
Land Use Coordinator

Minutes approved as written on November 10, 2021.

Vision

- Where the organization/town would like to be in XX years.
- Fitzwilliam NH Historic District Commission is recognized as the benchmark review commission for balancing the needs of the homeowners for maintaining, revitalizing and restoring historical features that enable cost effective ownership to retain the historical nature that makes the village unique.

Goals

1. Provide home and business owners with consultative and educational services on historical district policies and guidelines.
2. Provide resources and policies that encourage new and current homeowners to sustain and/or expand the features of existing property.
3. Develop comprehensive systems to inform all homeowners in the Historic District of the existence and intent of Commission, and the homeowner's responsibility to partner with the Commission in sustaining and improving the Historic District.
4. Establish financial incentives to sustain and/or renovate older homes and to add new buildings and features that add to the authentic look and feel of the historic district.
5. Establish incentives for small businesses to restore and/or create new historical structures that attract jobs and provide local residents with services like food, healthcare, restaurants and/or administration services.
6. Provide affordable housing policies for the use and/or revitalization of formerly vacant on underused historical land or buildings.
7. Retrofit the electrical grid in the Common area such that wires are buried underground, and homes and local businesses are lit by historical looking street lights powered by renewable energy sources, like community power.
8. Establish walking paths and crosswalks throughout the Common area to facilitate and encourage foot traffic throughout.
9. Establish a comprehensive interactive online guide for homeowners.
10. Create an online technical review approval process for standard request.
11. Provide home and business owners with an integrated meeting and approval process for historical issues that transcend multiple town organizational approvals.
12. Provide info and assistance for historical designation, grants, etc.