

**Town of Fitzwilliam
Historic District Commission
Meeting Minutes
November 10, 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, Land Use Coordinator.

Others Present:

Call To Order The Chairman opened the meeting at 4:02pm.

JEF Craig updated the Commission that a younger man from Silicon Valley is seriously interested in Carole Langer's house. Mr. Fitzwilliam commented that the house is authentic with age appropriate repairs and renovations. The bones are really good. The Commission was encouraged by this news.

John E.F. and Karen Craig – change of roof shingle color at 159 NH Route 119 West. [Map 31, Lot 9 – Residential District].

Mr. Craig began his presentation by stating he was not originally aware this house was in the Historic District. They began replacing the roof about four years ago. The roof is now leaking and needs addressing. Mr. Craig showed samples of the shingles they plan to use. The color they are proposing is weathered wood, which is a dark green color. Mr. Craig then showed photos of which roof sections would be replaced, including a section of the barn roof next year. He confirmed that all sections of the roof will be the same color once they complete the project. Ken Beckwith commented that the shingles appear to be architectural shingles.

Mr. Beckwith motioned to approve the change in shingle color as presented at 159 NH Route 119 West. Marcia Camden seconded. Motion passed unanimously.

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

Master Plan – Long Term Goals and Strategies

The LUC gave an overview of incentives for historic improvements, including an expendable trust fund through CIP. Bill Davis suggested a tax credit program instead. It could help fix old abandoned house and also create other housing solutions. He felt the town's people may go for it as no has to be paid out of pocket for the program. The Commission was supportive of this idea. Ms. Camden asked if the incentives would be available for new businesses. Mr. Craig felt that was more of an Economic Committee topic, but any program must be fair to everyone. Mr. Davis commented that it would be a one-time tax credit and nothing in perpetuity. It could help get rid of eyesores, raise the tax base, and also encourage others to do the same. Ms. Camden commented that theoretically the property values would rise so the town would recover any tax money over time. Mr. Craig asked if this would be offered town-wide or just in the Historic District. The Commission felt it should be offered town-wide. The LUC asked if there would be any restrictions based on the age of the house. Mr. Deyo suggested it could be based on the condition and state of the house. The LUC was asked to look further into this. Mr. Craig felt this could be a Master Plan topic as well. Mr. Deyo stated the Historic District is not just houses. There needs to be incentives to keep the town viable. The Fitzwilliam Inn could be transformed into offices or other uses. Mr. Davis commented that the Mr. Mike's looks much nicer after they re-did the parking lot. The car place is really coming along. The entire intersection looks very nice. Mr. Craig stated he will take this tax credit idea to the BoS for their reaction.

New Business

Mr. Davis asked about the status of Meadowood. The LUC gave a brief overview and relayed that the executive summary of the report is available on the town's website.

Minutes Review

Mr. Beckwith motioned to accept the minutes of October 14, 2021 as written. Mr. Fitzwilliam seconded. Motion passed unanimously.

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

Mr. Davis updated the Commission stating he spoke with Dan Sutton (Historical Society). They both felt that the Historic District Commission and the Historical Society could have an on-going conversation and work on projects together. Mr. Sutton felt the Historical Society would like to collaborate with the Commission.

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.

Ms. Camden motioned to adjourn the meeting. Mr. Beckwith seconded. Motion passed unanimously.

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

The meeting was adjourned at 4:57pm.

Respectfully submitted,

Lori Nolan
Land Use Coordinator

Minutes approved as written on December 9, 2021.