

**Town of Fitzwilliam
Historic District Commission
Meeting Minutes
December 9, 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: Earl Schofield; Danny Johannsen; Daniel Fourgere; Tyler Fourgere; Erika Wright; and John Wright.

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

Earl and Johanna Schofield – seeking approval for the installation of ground mounted solar at 26 Lower Troy Road. [Map 33, Lot 24 – Residential District].

Chairman Fitzwilliam welcomed Earl Schofield to the meeting. Mr. Schofield explained the area where he would like to install a ground-mounted solar array has a lower elevation of about 10-12 feet compared to the road. The ground-mounted system will screw into the ground with no use of concrete. It will consist of two staggered rows of panels about 6 feet in height, set at a 35 degree angle. Mr. Schofield stated one will not be able to see the panels from the road due to the road side fence and the elevation change.

At this time, Mr. Schofield showed a rendition of how the panels will not be seen from the road. The solar array is proposed to run along the rock foundation and parallel to the pool, approximately 10 feet from the pool fence. The footprint of the system will be 12 feet wide, 20 feet long, and 6 feet tall. Mr. Schofield explained that this system will provide about 50% of the electricity needs of the home. They will install a short fence around the panels and plant pollinating plants along the fence.

Marcia Camden motioned to approve the application as presented. Pat Deyo seconded. Motion passed unanimously.

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

Danny and Jacqueline Johannsen – seeking approval to construct a farmer's porch at 14 Sugar Hill Road. [Map 33, Lot 21 – Residential District].

Chairman Fitzwilliam welcomed Danny Johannsen to the meeting. Mr. Johannsen explained he owns a single family cape on the middle landlocked area between Upper and Lower Troy Roads. There is no visibility of the house from those roads. He is requesting approval for a farmer's porch as the current porch must be replaced. The new porch roof will have a 5 degree drop below the existing roof and will slope out over the porch. The porch will be 8x35 feet and will run the length of the house. Due to the elevation drop change, the steps onto the porch will be built into the porch (will not extend outside of the porch footprint). The steps will be 4 feet wide with a railing. Mr. Johannsen stated he will use the same asphalt shingles as the house and will use Alaskan Cedar for the porch.

Mr. Deyo motioned to approve the application as presented. Ken Beckwith seconded. Motion passed unanimously.

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

Daniel Fourgere – consultation for new construction at Route 119 West. [Map 34, Lot 2.2 – Residential District].

Chairman Fitzwilliam welcomed Daniel Fourgere and Tyler Fourgere to the meeting. Chairman Fitzwilliam commented that this property used to have an old barn on it, which was then sent to Bend, Oregon for reuse.

Dan Fourgere explained that he has a purchase contract on the property. He wanted to check what is allowed to build as the guidelines mainly discuss existing construction. Bill Davis explained that new buildings should utilize traditional materials and styles. Mr. Fourgere felt that brings challenges as the market does not want maintenance. He is thinking to build a cape style house with architectural windows and shutters, but vinyl for

siding. He did not have an issue with clapboards but the house will not sell due to the high cost of clapboards. The Commission discussed new construction houses in the Historic District, specifically the house at 35 NH Route 119 West. Mr. Fourgere stated that some vinyl siding can look like clapboards.

Chairman Fitzwilliam felt that the windows should not be double like the example. The windows should be the 6 over 6 style. The shutters should also look like they can cover the windows. He suggested looking at a larger footprint to help recover the cost of building. Mr. Fourgere stated that the location could limit the market. He had concerns about cost if made bigger. Ms. Camden commented that due to the location, landscaping would be needed to minimize the traffic noise. Mr. Fourgere stated he will leave the trees, only cleaning up the overgrown brush, and build the house off the road towards the back of the lot. He is thinking of a 1,500 square foot home (garage is undecided) for the middle market. He is targeting individuals who may be downsizing or looking for a starter home. He felt this kind of house would fit the area.

Chairman Fitzwilliam stated the guidelines do not allow the use of vinyl, which includes new construction. Composite wood for trim is acceptable though. He further stated that this location is the entrance to the Village. He would prefer a cape with a certain presence. Mr. Fourgere stated he would like to keep the stonewall and the trees; only cutting in a driveway and building in the back of the lot. Mr. Davis felt this is a nice house design with a few tweaks to the window and shutter design. Mr. Fourgere was okay with using the wider shutters if available.

Mr. Davis suggested combining Mr. Fourgere's vision and the guidelines, then come back for another review. He asked, if a garage is included, will there be a breezeway connecting to the house and will it face the street or side. Mr. Fourgere stated it would face the side. He will redo the rendition and return back to the January meeting. Mr. Davis further suggested looking at the small brown cape on Richmond Road.

The Commission thanked the Fourgeres for coming in and being up front with their ideas.

Erika Wright – seeking approval to remove one exterior door and replace another existing door at 21 Lower Troy Road. [Map 33 Lot 22 – Residential District].

Chairman Fitzwilliam welcomed Erika Wright and John Wright to the meeting. Chairman Fitzwilliam stated this house has good bones with a lot of potential. Ms. Wright explained she would like to remove the back door on the side of the house as it is not needed. She would also like to replace the front door in-kind. The new door will be fiberglass with a fir finish. This material will look authentic but will not rot.

Mr. Deyo motioned to accept the application as presented. Ms. Camden seconded. Motion passed unanimously.

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

Ms. Wright asked about bulkheads. Currently, the bulkhead are wooden boards that open up. Chairman Fitzwilliam stated that use of a Bilco door with it painted shutter green is acceptable.

Ms. Wright indicated that she will return in the spring with an application to paint the outside of the house. Ms. Camden suggested looking at colors designated historic colors. Mr. Davis stated that Benjamin Moore and Sherwin Williams offer good choices for historic colors.

Minutes Review

Mr. Beckwith motioned to accept the minutes of November 10, 2021 as written. Mr. Fitzwilliam seconded. Motion passed unanimously.

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

Old Business

Tax Credit Program: J.E.F. Craig stated that the BoS discussed a tax credit program. They were interested but wanted to see if other communities have done this as well. The LUC was asked to look into this topic. Mr. Davis commented that there has been discussion about affordable housing in Keene and Peterborough.

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 on January 13.

Ms. Camden motioned to adjourn the meeting. Mr. Beckwith seconded. Motion passed unanimously.
Yes: 5 [Fitzwilliam; Davis; Deyo; Camden; Beckwith]; No: 0; Abstained: 0

The meeting was adjourned at 5:15pm.

Respectfully submitted,

Lori Nolan
Land Use Coordinator

Minutes approved as amended on January 13, 2022.