

**Town of Fitzwilliam
Historic District Commission
Meeting Minutes
January 13, 2022**

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: Tyler Fougere; Suzanne Gray; Dan Sutton; Gary Taylor

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

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

Chairman Fitzwilliam welcomed Tyler Fougere to the meeting. Mr. Fougere explained that they met with a designer to review the shutters, siding, and window design. They are unable to have shutters that would cover the windows so they have changed the design. The proposed design now has four small windows with no shutters. The only option for siding is vinyl due to cost. Mr. Fougere handed out examples of the siding they would like to use and new renditions of the proposed house. The vinyl siding has three sections and then a seam – similar to wood siding. Mr. Fougere was not sure on colors but will work within the Commission's regulations. They are flexible on color as long as it is available. Chairman Fitzwilliam stated for the Fougere to come back once they have selected a color. Bill Davis commented that if the Fougere use the example siding, they need to match as closely to historic color lines. However, he liked the new rendering and thanked Mr. Fougere for their attention. Mr. Davis was encouraged by the garage and felt it would be more pleasing to the eye for a garage to be included.

Ken Beckwith commented that the Commission's guidelines state that vinyl is not allowed. He asked if vinyl is now allowed. Chairman Fitzwilliam stated that vinyl is a modern-day reality. They might need to allow because of economic reasons. Pat Deyo felt this is another reason for reviewing the guidelines. He felt the Commission should allow flexibility for new products. Chairman Fitzwilliam suggested prohibiting vinyl and requiring wood. Mr. Fougere stated that the seams of the vinyl will only be noticeable if one is looking for it. They would like to build the house towards the back of the lot and a minimum of 50 feet from the road.

Chairman Fitzwilliam suggested a hybrid option, using the example of the house next to the Library. They have clapboards in the front but vinyl in the back. Mr. Davis was not in favor. Mr. Beckwith felt it would be hard to color match. Chairman Fitzwilliam offered three options.

1. Prohibit vinyl all together;
2. All for new construction; but restrict use on existing structures; or
3. Hybrid approach (clapboards in front; vinyl in back).

Mr. Davis felt it comes down to the Commission's foundation. If preserving the historic district, then exterior features must be maintained. Chairman Fitzwilliam didn't want to create an inherent "tax" but the district has its requirements. Mr. Beckwith felt the Commission must change the guidelines before approving this application as it must be fair to everyone. Mr. Deyo wanted to give Mr. Fougere a decision tonight.

Marcia Camden, Mr. Davis, and Mr. Beckwith all wanted to stay with the current guidelines of clapboards only.

Mr. Davis motioned to postpone the decision in regards to allowing vinyl siding on a new construction house until the February 10 meeting to allow the Commission to discuss the guidelines. Mr. Deyo seconded. Motion passed unanimously.

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

Ms. Camden requested a cost comparison between vinyl and clapboard. Mr. Fougere was agreeable to providing that information.

Fitzwilliam Historical Society – consultation for construction of a storage shed at 66 Route 119 West. [Map 32, Lot 10 – Residential District].

Chairman Fitzwilliam welcomed Dan Sutton and Gary Taylor to the meeting. Mr. Taylor explained that the Historical Society has run out of room. They would like to install a 12x20 foot building on the west side of the lot in keeping with a small barn. He then showed the Commission an example, which had a sky light over the door. Mr. Sutton explained that the high school is re-establishing their shop program. The high school would build the building for them. They use T111 normally but have the option to use pine or hemlock board and baton for siding. Chairman Fitzwilliam is not a fan of T111. Mr. Sutton stated they can do without the baton but it would not be completely water-tight. Chairman Fitzwilliam felt the Historical Society building should be authentic.

Mr. Sutton explained that the roof would be a metal standing seam roof. Chairman Fitzwilliam stated that the roof would ideally be wood shingles, and they prefer faux slate or wood. Asphalt and metal are the last options. Mr. Taylor stated that there are asphalt shingles available that look like slate. He further explained the building will only be visible from Richmond Road. It will be behind the Blake House with the door facing the house. Mr. Davis commented that wood shingles are expensive and could cause house insurance to skyrocket. Mr. Sutton stated they will go with board and baton. They will come back in February with a formal application and the proposed materials. Mr. Taylor commented they will bring samples.

Ms. Camden offered the Historical Society a classic English-style barn with cedar shake roof from her property. She stated it needs work, but they are welcome to come down to look. Mr. Sutton and Mr. Taylor thought it was a great idea and will come check it out.

Master Plan Steering Committee – progress update and discuss upcoming Community Forum.

Chairman Fitzwilliam welcomed Suzanne Gray to the meeting. Ms. Gray explained that there will be a session in the Master Plan about historic and preservation. The community forum will take place in March and will have break-out sessions on specific topics. She asked if one or two members from the Commission could volunteer to facilitate the session. The Commission was favorable to the request.

Minutes Review

After a brief discussion and the edits of two typos, **Mr. Beckwith motioned to accept the minutes of December 9, 2021 as amended. Mr. Deyo seconded. Motion passed unanimously.**

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

Annual Report

After a brief discussion, **Chairman Fitzwilliam motioned to approve the drafted Annual Report. Mr. Deyo seconded. Motion passed unanimously.**

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

Old Business

Tax Credit Program: J.E.F. Craig stated that the BoS discussed the tax credit program. They were interested but needed more information. The LUC explained it is too late to adopt RSA 79E for this year. Mr. Davis commented that affordable housing is a hot topic and this could help. Mr. Deyo asked if the town sets the tax break rate. The LUC believed so but was unsure. She also was not sure if this only affected the town portion of the tax bill or the entire tax bill. Mr. Craig stated he will report out to the BoS. They will then decide how best to act and/or move forward. However, there was general interest from the BoS for more information.

Mr. Davis commented that the house on West Lake Road is set up for multi-family housing. Mr. Deyo felt that property checks a lot of boxes – revitalization, tax base, affordable housing, etc.

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 a Special Meeting. Mr. Deyo stated siding comes down to cost versus available materials. He prefers historic materials, like clapboards, but it can be cost prohibitive. It is a tough topic and he understands both points of view.

Mr. Deyo motioned to conduct a working session on January 27, 2022 at 4:00pm to discuss types of siding allowed in the Historic District. Chairman Fitzwilliam seconded. Motion passed unanimously.

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

With no other business to discuss, **Mr. Beckwith motioned to adjourn the meeting. Mr. Davis seconded. Motion passed unanimously.**

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

The meeting was adjourned at 5:25pm.

Respectfully submitted,

Lori Nolan
Land Use Coordinator

Minutes approved as written on February 17, 2022.