

**Town of Fitzwilliam
Historic District Commission
Minutes
June 9, 2022**

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

Members Absent: Ken Beckwith

Staff Present: Lori Nolan, Land Use Coordinator.

Others Present: Kerry and Brandon O'Neill; Kirsten Prigge; Chelley and David Tighe.

Call To Order The Chairman called the meeting to order at 4:00pm.

Kerry and Brandon O'Neill – to permit a 17x22 inch sign in the front of the residence at 106 NH Route 119 West. [Map 32, Lot 4 – Residential District]

Ms. O'Neill presented explaining this house used to be the Hannah Davis house. It previously had a sign for a Bed and Breakfast. They would like to use the existing sign post and install a new sign off that post.

Pat Deyo motioned to approve the 17x22 inch sign in the front of the residence at 106 NH Route 119 West, as presented, subject to no conditions. Bill Davis seconded. Motion passed unanimously.

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

William and Kirsten Prigge – to permit an attached storage garage to match the existing house at 61 Lower Troy Road. [Map 33, Lot 27 – Residential District]

Ms. Prigge presented by showing photos of the proposed garage. She would like to utilize one of the doors that is not being used on an existing detached garage. She would remove the north side barn door and use that on the new garage. She would fill in the wall with the same siding as the garage. The north side of barn would just have no door.

Ms. Prigge explained the new garage would have the same shingles and siding as the house and will use the same color. The purpose is to move the basement items into the garage. She would prefer a standing seam roof so it would match – almost like bookends.

Mr. Davis felt the proposal is excellent and the door solution is great.

Mr. Davis motioned to approve the proposed attached garage and removal of garage door on the existing detached garage as presented at 61 Lower Troy Road, subject to no conditions. Marcia Camden seconded. Motion passed unanimously.

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

David and Karen Johnson – to permit demolition of a 6x13 foot area off the back of the house at 30 Richmond Road. [Map 32, Lot 22 – Residential District]

Mr. Johnson explained that there is a badly rotten section of the house that has partially sunk into the ground. He thinks it may have been an old outhouse and kitchen. He then showed the proposed floor plan. He will remove 6x13 feet of the house. He will save the beams, reuse the 6 over 6 windows, and utilize an open floor plan.

Mr. Deyo motioned to approve the proposed removal of a 6x13 foot area off the back of the house at 30 Richmond Road, as presented, subject to no conditions. Ms. Camden seconded. Motion passed unanimously.

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

New Business

The owners of the Fitzwilliam Inn – David and Chelley Tighe – were in attendance. The LUC explained that this property is not on the agenda and the Commission cannot go into discussion about any potential upcoming cases. She summarized that if an application is filed, then a Special Exception from the ZBA and Site Plan

Review from the Planning Board would be required. Review by the Historic District Commission would come as part of the Site Plan Review.

Ms. Tighe explained they are not looking at any exterior changes, outside of more landscaping and repainting. Mr. Fitzwilliam thanked the Tighe's for keeping the building in good standing.

Mr. Davis asked if they planned on any interior changes. Ms. Tighe indicated they will only remove alcohol and install coffee machines.

Mr. Deyo asked if this is a change in use as it was an Inn before and is still being used as an Inn – transient lodging with food. Mr. Davis felt there cannot be any ambiguity, for example if changes need to happen once the case has been approved.

The take-away from the discussion is that Chapter 127-16.3 needs to be made clearer that a change in use requires Historic District Commission review. They are not just reviewers of exterior changes.

Old Business

Town Hall repairs: Mr. Craig explained that the roof will be repaired. They will also have a maintenance plan. It is a non-issue to move slate around, but it is important to keep the slate.

Mr. Craig asked if the Commission felt the two unused chimneys should remain. They might need flashing, which would be approximately \$5,000-7,000 per chimney. Mr. Davis felt it would look wrong if not there. Mr. Fitzwilliam felt if the chimneys are original and in good shape, they should remain. Mr. Deyo felt for him, it is a non-starter and the chimneys should remain. Ms. Camden agreed. Mr. Davis commented that some masons will not touch chimneys on slate roofs.

Mr. Craig explained that the second tier steps in the front of the Town Hall need work. They are concerned it is shedding water towards the building. The southeast corner of the stone has pulled away from the sill and has sunk about 1.5 inches. Also, the east side retaining wall, which supports the fire exit, has missing and cracked stones.

Mr. Craig explained there are cracks in the ceiling plaster in the LUC office. There are also a number of cracks in the plaster in the foyer, going up the stairs, and the hallway itself upstairs. In the upstairs meeting room, the center medallion plaster braids on the chandelier have fallen off.

The Selectmen's office has applied for a LCHIP grant, which provides 50% funding.

Minutes Review

Mr. Deyo motioned to approve the minutes of April 14 as written. Mr. Fitzwilliam seconded. Motion passed unanimously.

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

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

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

The meeting was adjourned at 5:18pm.

Respectfully submitted,

Lori Nolan
Land Use Coordinator

Minutes approved as written on July 14, 2022.