

**Town of Fitzwilliam
Historic District Commission
Minutes
March 9, 2023**

Members Present: John Fitzwilliam, Chairman; Bill Davis; Ken Beckwith; Isaac Morse; and JEF Craig, Selectmen's Representative.

Members Absent: Ron Heroux.

Staff Present: Lori Nolan, Land Use Coordinator.

Others Present: Aspen Ketola; Kerry O'Neill; Brandon O'Neill

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

With the absence of one member, Isaac Morse was seated as a voting member.

Appointments

Ketola Contracting LLC – to permit new construction of a single-family cape style house at Templeton Turnpike. [Map 31, Lot 17 – Residential District]

Mr. Fitzwilliam welcomed Aspen Ketola to the meeting. Mr. Ketola explained that they would like to use vinyl for the siding on the new construction house. He would use hardie board on the front with vinyl used on the sides and back. He felt it should be allowed as there are other houses in the area that use vinyl. Mr. Fitzwilliam explained that the vinyl was installed prior to the adoption of the Historic District guidelines. Mr. Davis showed examples of hardie board and felt it is a good compromise to vinyl. It also preserves the look of the historic district. He felt that hardie board should be used on three sides, but was okay with vinyl being used on the back. Mr. Davis was happy to see that the windows were six over six. Mr. Ketola referred back to the guidelines stating that this property was not listed as being in the district. If the new house must conform to the neighborhood, then vinyl should be allowed. Isaac Morse understood the intention of the rules and also the cost factors. However, he had concerns about a slow erosion away from the guidelines. Mr. Beckwith commented that the guidelines prohibit the use of vinyl.

After a discussion, the Commission agreed that hardie board on three sides (front and sides) and vinyl on the back side would be acceptable. They also required that if shutters are used, they must look like they are real and could cover the windows. Ornamental shutters are prohibited. The Commission felt the house style and design was very nice. Mr. Ketola asked if cedar mill hardie was acceptable. Mr. Davis indicated yes. He suggested viewing the McDonald's in Jaffrey for an example of hardie board. Mr. Ketola asked if it was okay to have an electric garage door with traditional hardware. The Commission was agreeable to that design.

Mr. Davis motioned to approve the design of the single-family cape style house at Templeton Turnpike (Map 31, Lot 17) as presented, with conditions. Mr. Beckwith seconded. Motion passed unanimously.

Conditions:

1. Hardie board, or its equivalent, must be used on the front and sides of the house. Vinyl can be used on the back side;
2. Historical colors must be used on all four sides and on shutters, if used.

Yes: 4 [Fitzwilliam; Davis; Beckwith; Morse]; No: 0; Abstained: 0

Kerry and Brandon O'Neill – to permit exterior painting of the house (dark gray with white trim) at 106 NH Route 119 West. [Map 32, Lot 4 – Residential District]

Mr. Fitzwilliam welcomed that O'Neills to the meeting. Ms. O'Neill explained that they would like to repaint their house using Roycroft Pewter (gray), with white trim and black shutters. The front door would be red. The O'Neill's showed color splotches to the Commission.

Mr. Beckwith motioned to approve exterior painting on the house with Roycroft Pewter at 106 NH Route 119 West (Map 32, Lot 4), as presented. Mr. Morse seconded. Motion passed unanimously.

Yes: 4 [Fitzwilliam; Davis; Beckwith; Morse]; No: 0; Abstained: 0

Minutes Review

Mr. Morse motioned to approve the minutes of February 9, 2023 as written. Mr. Davis seconded. Motion passed unanimously.

Yes: 4 [Fitzwilliam; Davis; Beckwith; Morse]; No: 0; Abstained: 0

Old Business:

Guidelines: The LUC is to send the final draft of the guidelines to the Commission for final review.

Solar: Mr. Davis had concerns about outdated solar panels and where to dispose of them. He felt it might become a Selectmen's issue at some point. Mr. Craig wondered if Keene is doing anything through their hazardous materials collection program. He will bring it to the BoS attention. Mr. Morse commented that having the panels sit in scrap piles is how the hazardous materials get into groundwater.

Town Hall Repairs: Mr. Craig updated the Commission that the Town Hall and Library roof will be repaired in August/September 2023. Then in the winter months, the plaster repair will occur in the upstairs of the Town Hall. The BoS are also researching bringing an architect in to look at the best use of space, including layout and acoustics.

Water District: Mr. Craig updated the Commission that there are two warrants pending. One is for the town to vote on – an easement on the ski hill for a new well. The other is for the water district residents to vote on – a bond article to act on a loan/grant. An informational meeting will be held on March 15.

Meadowood: Mr. Davis asked if there was any thought in using the Meadowood property. Mr. Craig commented that the Town is not interested in it due to the contamination and the presence of a dam.

Mr. Craig thanked the Commission for his time on the Commission. His term is up as a Selectmen and today was his last meeting. The HDC thanked him and appreciated all his contributions.

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

Yes: 4 [Fitzwilliam; Davis; Beckwith; Morse]; No: 0; Abstained: 0

The meeting was adjourned at 5:05pm.

Respectfully submitted,

Lori Nolan

Land Use Coordinator

Minutes approved as written on May 11, 2023.