

**HISTORIC DISTRICT COMMISSION
MINUTES OF THE OCTOBER 13, 2022 SPECIAL MEETING**

The Historic District Commission held a Special Meeting at 5:30 pm in Council Chambers.

Present: Barbara Theurkauf, Chair; Henry von Wodtke, Secretary; Commissioners Brian Chiffer and John Langmaid; and Jonathan Mullen, AICP, Planner

Excused: Geoffrey Dellenbaugh, Vice Chair and Commissioner Robyn Guimont

Chairman Theurkauf called the meeting to order at 5:34 pm.

PUBLIC HEARINGS

Application of Gary & Jenny Bergeron for a Certificate of Appropriateness – window replacement, porch extension & construction of attached, 2-car garage – 2095 Main Street

The property owner Gerry Bergeron stated that the proposal was to replace the existing windows with energy-efficient windows manufactured by a company specializing in replication of wood windows. The windows will have composite frames that will not require painting and they will be installing the new windows in the original window casing. Mr. Bergeron explained that when installed, the windows will be about same dimension and will resemble the original windows. Chairman Theurkauf asked which of the existing windows the applicant would be keeping. Mr. Bergeron stated that he would be keeping two parlor windows on north side of the building and one on east side, facing Main Street. He then stated that he could not keep any of the other windows because they are difficult to insulate even with storm windows. There was a discussion among the group regarding possible insulation methods. Mr. Bergeron then stated that the new window frames would be painted white to match the house.

Mr. Bergeron also intends to extend the porch around the left side of house. He wants to construct an octagon-shaped area of the deck at corner of the house. The area will have a Queen Anne-style roof. There was a discussion among the group regarding the shape of porch, the location of the first floor windows and the location of the existing wooden door. Mr. Bergeron then stated that the garage addition would be located to the west of the house on an angle to screen it from the street. Mr. Bergeron stated that he intended to use wood or composite clapboard siding for the new addition, painted to match the house.

Commissioner Langmaid MOVED to approve a Certificate of Appropriateness for window replacement, porch extension & construction of attached, 2-car garage at 2095 Main Street. Commissioner von Wodtke SECONDED the MOTION. The MOTION was unanimously APPROVED.

Application of Barbara Theurkauf for a Certificate of Appropriateness – picket fence removal – 2027 Main Street

Chairman Theurkauf recused herself.

Chairman Theurkauf presented her proposal to remove a 30-year-old fence with rot and damage. She stated that she did not know if she would replace the fence. She also stated that the granite posts from the fence would be preserved. Commissioner Chiffer recommended that in addition to the fence, Ms. Theurkauf should remove the rotting stumps to which the fence was attached. Ms. Theurkauf stated she would work with the Town as the stumps are in the right-of-way.

Commissioner Langmaid MOVED to approve a Certificate of Appropriateness for picket fence removal at 2027 Main Street. Commissioner Chiffer SECONDED. The MOTION was unanimously APPROVED.

REGULAR MEETING

1. Acceptance of Minutes – April 5, 2022 Special Meeting

Commissioner von Wodtke MOVED to accept the minutes as presented. Commissioner Langmaid SECONDED the motion. The MOTION was unanimously APPROVED.

2. Other Business - None

Meeting adjourned at 6:05 pm.

Respectfully submitted,



Jonathan E. Mullen, AICP
Planner