

Canaan Historic District Commission (HDC) Meeting Minutes
July 20, 2009
Mascoma Senior Center, Canaan, NH

Members present: John Bergeron (JB), Dan Fleetham (DF), Andrew Mulligan (AM), Scott Borthwick (SB);
Alternate Members present: none

Members of the public present: Charlotte Abington, Susan Baldwin, Jean Ritchie, Laura and Procter Smith.

7:00 PM -- Meeting called to order

7:00 PM -- Review of minutes from previous meeting

7:10 PM --Minutes accepted as written; motion by DF and second by SB

7:12 PM -- Baldwin property: begin review of property color, steps and other items where the house plans differ from what was constructed. The color of the garage does not exactly match the color chip. Front steps were constructed, but there were no steps in the original plans. The front door is high and it is obvious from the plans that steps should have been on the plan. Three windows were constructed over the garage on the east and west, but the original plan calls for one on east and west. The original plan had clapboards almost to the ground, whereas the final construction has a substantially visible foundation. The connector to the garage shows a railing but none has been constructed. There is a horizontal white trim board on either side of the garage doors about 1/3 of the way up the doors, which was not on the original plan. Discussion was suspended until after the previously scheduled Smith hearing, and will resume later in the evening.

7:27 PM -- Opened the continued public hearing for Procter and Laura Smith property on Moss Flower Lane. Laura presents some design sketches and 3 dimensional drawings from Housebuilder.com.

7:40 PM -- Charlotte Abington, abutter, expresses some concern as Smith property is not a historically significant property.

7:50 PM -- Agree to continue public hearing on Smith property until the 10th of August as which time the Smiths will return with more detailed and to scale drawings. 10th of August, 7:00 PM.

7:55 PM -- Continued discussion of Baldwin property whether to remove and replace with clapboard or simply paint red (Stagecoach Red) the horizontal trim board that butts into the garage door. It was agreed that the horizontal garage trim boards would be painted red or replaced by red clapboards. Agree to move along with landscaping endeavors. Jeanne Ritchie will oversee landscaping design.

8:10 PM -- Discussion of property lines between Baldwin and Ritchie properties. JB recommends parties going to Planning Board for a conceptual discussion to redraw property lines so that the Baldwin property would be at least 2 acres, but would straddle Canaan street.

8:25 PM -- Brief discussion of paint colors and decide to put off further discussion.

8:27 PM -- Brief discussion of vinyl shutter replacement

8:35 PM -- Move to adjourn by SB, second DF

Respectfully submitted,
Andrew Mulligan