

Historic District Commission
Canaan NH
Monday, October 15, 2018
Senior Center
Approved Minutes

Members present: J. Bergeron, M. Roy, T. Lemoi, R. Fox (alternate), E. Jutila (alternate), K. Burnett

Others present: None

7:15 Meeting opens

1. Suanne Milligan, 485 Canaan Street, has indicated, informally, an interest in involvement on the CHDC. Kris will invite her to attend the next meeting and to consider joining the Commission as an alternate. If interested, SM will need to take the oath from Vicky McAlister at the town office after a letter from JB is submitted to and approved by the Selectboard.

Motion to approve: KB

Second: MR

In favor: All

2. Minutes of September 17, 2018, were read and approved with the following corrections and additions. (2. HDC draft minutes of September 17, 2018) The minutes stated, incorrectly, that the abutters would agree to the Jutilas building within the 30' setback. Section VIII B HDC regulations state: **if the property owner and the abutting property owner sign a right of way agreement to be recorded in the Grafton County Registry of Deeds to maintain a total of 30 feet of separation between buildings of both owners along a given property line** the 30' setback can be waived. (3. HDC draft minutes of September 17, 2018) In keeping with past practice, approval of changes to HDC regulations is pending legal review.

Motion to accept corrected minutes: RF

Second: MR

In favor: All

3. Mike Roy presented a section on solar energy systems, skylights, and satellite dishes. The Commission suggested some edits to MR's draft document. KB and JB will work on making those changes to MR's document, and attach them to minutes of the HDC meeting of October 15, 2018, for further review at the November, 2018 meeting.

See attached draft document.

It was generally agreed that wind towers, ham radio towers, radar equipment and the like are covered under existing regulations.

4. The Jutilas have requested permission to place up to 4 skylights in their new addition (see application September 17, 2108), facing eastward and not visible from Canaan Street.

Motion to accept: MR

Second: RF

In favor: all

8:30 Motion to adjourn: TL

Second: MR

In favor: all

Respectfully submitted,
Kris Burnett

******* DRAFT 10-15-2018 (Revised) Proposal Canaan HDC *******
Solar Energy Systems, Skylights and Satellite Dishes

Solar Energy Systems require an HDC review and approval.

A solar energy system is a device or structural design feature that has a substantial purpose to provide daylight for interior lighting or provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generating, or water heating.

A solar energy system shall be placed in a location that minimizes visibility from any public way. The application shall state the location, dimensions and design of equipment to be placed on the ground, exterior of a home, or outer building, and the route of exterior wiring, and plumbing. Scaled drawings, manufacturer's specifications and photographs of similar installations must be included in the application. Solar energy systems shall be installed and sensitive to the historic environment. Installation, whether on a rear ell (an extension usually at right angles to one end of a building), subordinate wing, accessory building or on the ground, shall have least practical visual impact upon the site as a whole. If a solar energy system is placed on the ground, it shall be positioned in a limited or no-visibility location in a secondary area of the property. On homes or outer buildings, systems shall be set back on a flat surface or placed behind an existing architectural feature (parapet, dormer, chimney, etc.), whenever possible. Solar energy systems may not be installed on the roof of a primary elevation of a home or outer building unless other options have been explored and eliminated. Pitch and elevation shall be adjusted to minimize visibility from the public way to the extent practical. The historic character of a property must be retained and preserved. Therefore, installation shall not involve the removal, covering or altering of significant character-defining features of a building. Roof slopes, dormers, chimneys, windows, shutters and other architectural features shall not be altered to accommodate solar energy systems. Solar panels (also known as solar shingles), laminated or not, glazing or similar materials shall not replace historic materials such as slate. Roof integrated solar shingles must be low or non-reflective.

Skylights & Satellite Dishes must be reviewed by the HDC. They shall only be installed in locations which (a) create the least disturbance to the historical appearance of the building, and (b) involve the least additional structural alterations.