

**HISTORIC DISTRICT/HERITAGE COMMISSION  
DECEMBER 13, 2001**

**Present:** W. Bailey, T. Fulong, C. Pynn, P. Schena, M. Stoltz, and C. Webber

**Minutes:**

C. Pynn made a motion to accept the November Minutes as amended for a typographical error. M. Stoltz seconded the motion. The November Minutes were accepted as amended by unanimous vote.

**Discussion of Planning Department Building roofing materials**

Mr. Christopher Doyle, representing E. L. Doyle & Sons Inc., attended the meeting to discuss the roofing materials used on the old Firehouse, now being used to house the Planning and Development Office. Mr. Doyle explained that the roofing materials originally agreed with the town for installation consisted of three-tab asphalt shingles. Mr. Doyle further explained that he installed, at his company's expense, a more expensive architectural grade shingle. He did this at his own initiative because he believed that the architectural grade shingle was both aesthetically and structurally better. T. Fulong asked Mr. Doyle when, in his opinion, would the Town Hall and Armstrong buildings require reroofing. Mr. Doyle explained, in his view, the Town Hall would require reroofing in approximately 7 to 10 years and the Armstrong Building in 15 years. The members of the Commission both individually and collectively expressed no disapproval with Mr. Doyle's installation of architectural grade shingles on the old Firehouse. However, the Commission requested that it be consulted, as per its charter, on any matters concerning the renovation of structures within a historic district.

**Discussion of street naming at Flatrock Brook area**

Mr. Brian Harvey, representing the developers of the Flatrock Brook area, attended the meeting to discuss naming ideas for two roads to be constructed in the development area. The Commission encourages developers to work with it to name roads and so was pleased that Mr. Harvey attended the meeting for this purpose. Mr. Harvey explained that the main road into the development would be called Flatrock Brook Road. Mr. Harvey further proposed Cider Mill or Grist Mill Road for consideration for a second road within the development area. The Commission endorsed these recommendations in its capacity as Heritage Commission.

**Informal discussion of Windham Presbyterian Church siding materials**

At the request of the Windham Presbyterian Church, the Commission conducted an informal discussion on the Church's proposed renovation and addition project. The discussion centered on the Church's proposed use of building materials, as cited in the Commission's notice of disapproval of the Church's earlier application. As in previous meetings, architect Dennis Mires represented the Church. Several other representatives of the Church accompanied him.

On behalf of the Church, Mr. Mires proposed that siding in all new construction and renovations be vinyl except for the Church Street façade of the renovated education building (currently cedar), which would be sided in a cemplank material. Mr. Mires presented samples of both cement and cedar siding materials. T. Fulong asked Mr. Mires if the cement product would appear more like cedar than vinyl. Mr. Mires confirmed this. Mr. Fulong further noted that he believed that new construction attached to an historic structure should not be required to use materials similar to those of the historic structure. C. Webber noted her concern that the use of vinyl in the historic district would set a precedent for future use. She

further noted that she felt cedar would age better than cement. P. Schena cited references to the Secretary of the Interior's Guidelines for renovating historic properties and expressed preference that construction adjoining the sanctuary use compatible materials. W. Bailey noted that he would like to see the cemplank product installed. P. Schena recalled Mr. Mires' point that the Church Street façade of the education building currently was sided in cedar, while the remainder of the building was sided in vinyl. He asked that all parties consider the use of cedar of the Church Street side of the education building and the North Lowell Road side of the addition to the sanctuary and alternative materials on all other facades. C. Webber and C. Pynn each agreed with this general approach. However, they also both suggested that they would like to see other sites with cemplank installed. P. Schena confirmed that he was open to the use of alternative materials, including vinyl, on other facades. C. Pynn specifically noted that she would not accept vinyl of the other facades. W. Bailey noted that, subject to his visiting cemplank sites, he would be open to the use of cemplank and may be able to tolerate vinyl. P. Schena requested the Mr. Mires provide the Commission with a list of cemplank-installed sites. Mr. Mires agreed to provide such a list.

T. Furlong was excused from the meeting after discussion of this question.

### **Report on HDC Ordinance amendments and Rules of Procedure**

P. Schena reviewed key provisions of the Commission's current Ordinance and the status of three proposed changes. He explained that only one matter, that related to the statutory time required for the Commission to hear an application, required approval at Town Meeting and that the Planning Office had included this item among others it was submitting to Town Meeting. He further distributed and discussed the Commission's draft Rules of Procedure and explained that the draft Rules had been reviewed twice by Town counsel and had received counsel's endorsement. Commission members reviewed the final draft. C. Webber made a motion to accept the final draft. C. Pynn seconded the motion. The Commission's Rules of Procedure were adopted by a unanimous vote of the Commission.

### **Presentation and discussion of correspondences and/or other new issues**

P. Schena reported that, since the Commission's November meeting, he had received a request for, and had prepared and submitted to the Town Administrator, the Historic District Commission/Heritage Commission's 2001 Town Report.

As requested at the Commission's November meeting, P. Schena reported that he contacted Ms. Arlene Spaulding, a representative of the Union Hall, regarding Commission-required modifications to landscaping done at the Union Hall without the Commission's prior review or approval. P. Schena reported that Ms. Spaulding had explained that a ground cover was installed above the previously constructed stonewall to eventually provide year cover for the wall. Also, Ms. Spaulding explained that the hews in the rear of the Hall would be removed in the spring in order to protect them for replanting. P. Schena noted that he had visited the Union Hall and verified these statements. The Commission unanimously endorsed these measures.

Because of scheduling conflicts resulting from a new work assignment, W. Bailey formally requested to be designated an Alternate Member of the Commission. To accommodate Mr. Bailey's request, P. Schena made a motion to recommend that Mr. Bailey be designated an Alternate Member of the HDC. M. Stoltz seconded this motion. The Commission unanimously accepted this motion. C. Webber noted that Mr. Bailey must make a formal request for change of status to the Board of Selectman, who would then take up the matter.

### **Review of plan/project submissions**

The Commission reviewed the Carbo Sub-division project and submitted remarks to the Planning and Zoning Board.

There being no further business to come before the Commission, the Meeting was adjourned at 6:00 PM.

Respectfully Submitted,

Patrick J. Schena  
Chairman, Historic District/Heritage Commission

*Approved January 24, 2002*

