

**Town of Effingham, New Hampshire
Historic District Commission**

**Meeting Minutes
September 11, 2017**

Present: E. Chick (Chair), S. Finn (Assistant Chair), E. Jones (Secretary)

Absent: L. Espie (Selectmen's Representative)

The meeting was called to order at 7:02 p.m. by the Chair. There was one member of the public present. That individual was: J. Earle.

The minutes of the August 14th meeting were distributed. It was moved by the Assistant Chair to accept the minutes as corrected. Seconded by the Chair. Passed and carried.

The Secretary advised the Commission that one new piece of correspondence was received since the last meeting. It will be addressed under new business.

Note: At this time, the Commission moved to New Business first, in order to accommodate the member of the public in attendance. The minutes of the meeting, however, will be presented in their usual order.

Old Business

1) Historic District Signs.

No update. The Chair will reach out again to the former Chair.

2) Historic Roadside Marker for the Effingham Town Hall building.

No response yet from the State to the application.

3) Potential Members/Vacancies on the Commission.

No updates. Still need to fill one full seat and two alternate seats.

4) Lord's Tavern/Failure to obtain Certificate of Approval.

No update on the status of the verified petition.

5) Restoration/Maintenance to Historic Effingham Town Hall.

No update. It was noted that there is still no clear plan for restoration of the building.

6) Creation of a Master List of Data for Historic District Properties.

No update. The Secretary noted that the Effingham Preservation Society, in a recent meeting agenda, proposed the idea of creating a historic properties inventory. The Secretary will reach out to Karen Payne with EPS to discuss combining forces on this project.

7) Land Use Boards Meeting.

No update. It is unclear whether or not the questions from the joint boards meeting were ever passed on to Town Counsel for review.

New Business

1) Heidi Foy – July 10, 2017 Certificate of Approval – 3 Plantation Road – project updates.

The Commission discussed an email from Ms. Foy regarding the placement of a standby generator. The consensus was that the likely location (per J. Earle) in the northeast corner of the property would be essentially invisible from the road, particularly since Ms. Foy intends to screen the generator with fencing or plantings. In addition, it was noted that a desire for a generator in this area is a reasonable request. The Commission felt this fell within the approvals already given and that no additional review was necessary.

J. Earle, representing Ms. Foy, also presented some updates on the project in order to obtain guidance whether they comply with the Certificate of Approval already granted:

- Work to the interior of the home, on the east side, has revealed the presence of a support post where a window had been planned. In order to prevent the need to remove/alter this post, the window will be moved approximately one foot to the right.
- The other two windows on the east side of the home have sills very close to the floor. For safety reasons, and taking into consideration that the new metal roof will result in snow buildup at the base of the exterior wall, these windows will be reduced in height by approximately 8-10 inches. The style of the windows however, will remain the same.
- Back landing/steps. Exterior grading following the removal of a portion of the ell has revealed a much larger drop from the back door than previously thought. As a result, the granite slab landing initially planned may not be possible, as steps will probably be required, possibly with a railing.
- Exterior grading has also revealed that the barn has settled approximately 7-10 inches and will need to be raised to prevent run off damage since it currently rests below the level of the driveway.

After a brief discussion, the Commission determined that the first three items represented both reasonable adjustments to the work already approved, as well as necessary for the safety and maintenance of the residence. The final item was deemed to be maintenance and therefore no approval is required.

Mr. Earle also noted that the septic plan is still ongoing, complicated by the complexity of the surveying involved. It is still believed however, that the septic system will fall below grade.

There being no further business to come before the Commission, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Erik Jones
Secretary