

TOWN OF AMHERST
Historic District Commission Meeting

October 17, 2024

APPROVED

1 In attendance: Doug Chabinsky – Chair, Tom Grella – Board of Selectmen Ex-Officio, Bill
2 Glenn, Tom Quinn, and Martha Chabinsky (remote).
3 Staff present: Nic Strong, Community Development Director; Gloria Norcross, Town Planner

4
5 Doug Chabinsky, Chair, called the meeting to order at 7:00 p.m.

6
7 *Bill Glenn was appointed as a voting member.*

8
9 **PUBLIC HEARING**

- 10
11 **1. CASE #: PZ019596-100124 – Dwayne Andreasen (Owner and Applicant): 7**
12 **Courthouse Road, PIN #: 017-110-000** – Request for replacement of all broken
13 windows and frames, replacement of rotten boards on porch and replacement of shingles.

14
15 Doug Chabinsky read and opened the case. He noted that the original request for replacement of
16 shingles has been removed from the application.

17
18 **Bill Glenn moved that the application is complete and has no regional impact.**

19 **Seconded by Tom Quinn.**

20 **Roll Call Vote: Bill Glenn – aye; Martha Chabinsky – aye; Tom Quinn – aye; Doug**
21 **Chabinsky – aye; Tom Grella – aye; 5-0-0, motion carried unanimously.**

22
23 Dwayne Andreasen, owner/applicant, explained that he purchased 7 Courthouse Road, which
24 was previously abandoned. The house was destroyed by a previous owner and all windows were
25 broken. The hope is to restore the home. The existing windows are single pane with storm
26 windows attached, which were also smashed. For cost efficiency, it does not make sense to repair
27 the sashes, and he is requesting using sash packs. These will leave the exterior of the house alone
28 while adding new rails and sashes internally. This will be an all-wood construction, in-kind to
29 the 2-over-2, double hung windows that currently exist. These will be clear glass. From the
30 exterior, this should look the same as the existing windows, with removal of the storm windows
31 which are not original to the house. The house has a covered porch on two sides with a wooden
32 deck that sits on the ground. The proposal is to replace the deck with painted pine boards. This
33 will look the same as the existing porch. Some of the support beams are rotting and will also
34 need to be refabricated and replaced. The roof appeared to be in bad shape, but once it was
35 cleaned off, the shingles are in okay shape and that item was removed from the application.

36
37 Doug Chabinsky noted that the applicant mentioned possibly making the porch out of
38 cobblestones instead. Dwayne Andreasen stated that he would like to first see the substructure of
39 the porch but would like to hear the Commission's thoughts on that idea. Doug Chabinsky noted
40 that pressure treated wood can be used for the substructure. If painted, pressure treated wood
41 could also be used for the decking. Cobblestones would change the look of the house. Dwayne
42 Andreasen stated that, knowing this, he would likely not use cobblestones, and instead complete
43 a replacement in-kind.

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44
45 In response to a question from Doug Chabinsky regarding the existing windows, Dwayne
46 Andreassen stated that he is not sure if these are original to the house. Up to the early 1900s, glass
47 could not be found much larger than 10-over-10. The existing windows could be original, but
48 this is unclear due to the size of the glass.

49
50 **FINDINGS:**

- 51 1. Contributing property
52 2. Highly visible from the public way
53 3. Replacement windows proposed (all-wood sash packs) are in keeping with the
54 regulations and will not impact the exterior of the structure. The trim and features will be
55 maintained.
56 4. Replacement porch proposed will be all-wood and pressure treated for the substructure.
57 The porch can be pressure treated if it will be painted. Any replacement posts should be
58 replicated to match the detail of the existing posts.

59
60 **Doug Chabinsky moved to approve the application as submitted, with the**
61 **clarification that the replacement sashes/JELD-WEN windows will be 2-over-2**
62 **construction, the wood porch will be replaced in-kind with wood and pressure**
63 **treated is allowed, and any posts to be replaced must mimic the existing ones.**
64 **Seconded by Bill Glenn.**

65 **Roll Call Vote: Bill Glenn – aye; Martha Chabinsky – aye; Tom Quinn – aye; Doug**
66 **Chabinsky – aye; Tom Grella – aye; 5-0-0, motion carried unanimously.**

- 67
68 2. **CASE #: PZ019597-100124 – Michael Emond (Applicant), Spalding Common Farm,**
69 **LLC (Owner): 141 Amherst Street, PIN #: 005-017-000 – Request for exterior**
70 **alterations, including removal of satellite dish and unused vents on the roof, replacement**
71 **doors, gutters, trim and siding, flashing, removal of small portion of roof, removal of**
72 **utility features, e.g. conduit and wires, removing two windows, adding one window,**
73 **installation of vents, installation of front gate, re-shingle roofs, remove small portion of**
74 **roof; request for mechanical/utility installation including well heads, propane tank**
75 **installation, installation of power wall batteries.**

76
77 *Tom Quinn recused himself from this item.*

78
79 Doug Chabinsky read and opened the case.

80
81 **Bill Glenn moved that the application is complete and has no regional impact.**
82 **Seconded by Tom Grella.**

83 **Roll Call Vote: Bill Glenn – aye; Martha Chabinsky – aye; Doug Chabinsky – aye;**
84 **Tom Grella – aye; 4-0-0, motion carried unanimously.**

85

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86 Michael Emond, owner/applicant, explained that he is relocating some plumbing in the house
87 and there are a couple of pipes not being used anymore. These are proposed to be removed or
88 buried to improve the overall historical look of the property. New wellheads for geothermal are
89 proposed but will be buried. Doug Chabinsky noted that these changes were all behind the house
90 and had no visibility.

91
92 Michael Emond noted that the storm doors have aged and do not work well. The proposed
93 changes will be minimal in appearance and reduce the aluminum on the property. The next
94 proposal was to install a copper gutter without a downspout over the barn side door to shield the
95 doorway. Doug Chabinsky noted that the regulations allow for aluminum gutters if they are
96 painted to match the trim. As the barn is newer, installing copper on it to try to make it look old
97 is likely not appropriate. Michael Emond stated that he would use aluminum for the gutters. Bill
98 Glenn stated that he would not mind the gutter being copper. Tom Grella stated that he believes
99 copper may be more appropriate. Martha Chabinsky stated that it should be aluminum.

100
101 Michael Emond stated that he would be leveling up some granite steps. Doug Chabinsky stated
102 that was not something the HDC needed to approve.

103
104 Michael Emond stated that there is rot on the exterior trim and clapboards of both the house and
105 the cottage. He did not cover this last year with his application for the cottage extension. This rot
106 seems to go from the first couple feet from the ground level up but in some areas of the house,
107 the clapboards go down to the dirt. He plans to replace these in-kind. Doug Chabinsky stated that
108 these items are part of proper maintenance for the structure, unless one whole side of the house
109 needed to be replaced. He suggested keeping to the proposed area without staggering using the
110 clapboard.

111
112 Michael Emond stated that he plans to replace a broken door that is next to the garage. It has
113 gone through several years of repair and he will either order a door to match the existing door or
114 have one created with the same number of lites, same wood, same hardware, etc. He is also
115 proposing to remove the other side door. If he does so, that existing door is an inch taller than the
116 garage door and it could be remade to be used for the replacement garage door. These doors have
117 the same width and same swing. Regarding the chimney water trap, the area behind the chimney
118 has extensive disrepair in terms of rotted wood. He would like to address the whole chimney and
119 put copper flashing down the verticals and cover the 45° with copper. He would then put
120 clapboards back on and keep the flashing approximately an inch past the wood. Doug Chabinsky
121 stated that this does not seem unreasonable.

122
123 Michael Emond stated that he would propose the same sort of copper flashing around the
124 chimney on the roof level. There is an existing concrete pyramid off the chimney and there has
125 been weeping out of the chimney. The proposal includes making a pyramid of copper on top to
126 cover that opening. Bill Glenn asked if the existing masonry would be left in place. Michael
127 Emond stated that he would leave the concrete in place and put the copper pyramid over it. Doug
128 Chabinsky stated that he believes the flashing should match the cap instead of being copper. The

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129 pyramid should be made of something that is not quite as flashy as copper, such as a regular cap
130 that could be painted black. Bill Glenn noted that this would patina over time.

131

132 Michael Emond stated that he is looking to remove all the conduit lines attached to the building
133 in order to bury them. Doug Chabinsky stated that this would be fine.

134

135 Michael Emond stated that, when he removed the front door from the cottage, he did not realize
136 there was a bump out cover from the rain and he would like to clean this area up by creating one
137 roofline across that part of the house. Doug Chabinsky stated that this seems reasonable.

138

139 Michael Emond stated that he is redoing the bathrooms upstairs and would like to move the two
140 small windows to the back of the house and remove the 6-over-6 bottom window. He would then
141 place clapboard over this area. Doug Chabinsky asked why a hand crank window is proposed
142 instead of a double hung. Michael Emond stated that the interior sink with a countertop is located
143 in this area and a double hung window would be too low.

144

145 Michael Emond stated that he originally considered Tesla batteries instead of the originally
146 permitted generator, but these require solar to be beneficial, and he is going back to the generator
147 proposal.

148

149 Michael Emond stated that the laundry room is proposed to be moved to the other side of the
150 house and will require vent piping. He stated that he could move these to a 45 degree angle to try
151 to hide them. Doug Chabinsky stated that every house in the Village has vent pipes, as these are
152 needed for code, and this is not an HDC approval item.

153

154 Michael Emond stated that he is proposing a gate across the driveway as an extension of the
155 perimeter fence. This is for safety in case a horse escapes. This will be made of the same material
156 as the existing fence. Doug Chabinsky stated that it should have the same number of rails and
157 cross pieces as well.

158

159 Michael Emond asked about placing a family heirloom sculpture out front. Doug Chabinsky
160 stated that he does not have a problem with this. He asked if there will be a large gravel parking
161 space installed in that area. Michael Emond stated that he is proposing a spot for 2-3 cars in
162 order to direct people to the front door of the house. Doug Chabinsky stated that the sculptures
163 could be used as markers for that parking area.

164

165 Michael Emond stated that there is a horizontal shelf along the back of the house. He was told by
166 the past owner that this area is difficult to keep snow off. He would like to remove that, redo the
167 flashing, and put it back together the way it was. Doug Chabinsky stated that this is a defining
168 feature of the house, but the Commission does not want to create water damage by keeping it. He
169 suggested a board with a slope to it running from the top edge of the rail to pitch the snow off as
170 a way to solve the problem while maintaining the feature. Bill Glenn suggested placing metal

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171 over the shelf to keep snow off. Michael Emond stated that he would look for ways to retain the
172 feature.

173

174 Michael Emond stated that he is proposing to place a copper roof over the porch area in order to
175 keep water and snow off. Doug Chabinsky suggested a rubber membrane roof instead. The
176 copper would stick out and the rubber membrane material should better blend in. Bill Glenn
177 suggested that a standing seam metal roof could also be considered.

178

179 Michael Emond stated that he is proposing to re-shingle both houses. The same shingles as used
180 last year on the barn will be used. Doug Chabinsky stated that this would be fine and did not
181 require HDC approval.

182

183 Michael Emond stated that he is proposing to install debris caps on the gutters. Doug Chabinsky
184 noted that the picture submitted to show these debris caps demonstrates gutters that match the
185 color of the house and blend in. This should be done for the proposed project as well.

186

187 Michael Emond asked about the proposed propane tank. Doug Chabinsky stated that a buried
188 tank is fine.

189

190 Doug Chabinsky asked about what will be installed for a window if the door to the laundry room
191 area is removed. Michael Emond stated that he is proposing a window to match the next one
192 around the corner. This could be a wood window. Doug Chabinsky stated that it would have to
193 be wood. He suggested using the window that is being removed from the upstairs bathroom.

194 Michael Emond noted that this is vinyl. The existing windows in the main house are all vinyl.

195 Doug Chabinsky stated that he would prefer the existing bathroom window be used to keep the
196 look the same.

197

198 There was no public comment at this time.

199

200 **FINDINGS:**

201 1. Majority of the work has very limited public visibility due to the setback from the road of
202 several hundred feet and the fact that most of the work is proposed on the sides and back
203 of the house

204 2. The building was built in the early 1900s

205 3. Non-Contributing property but could be contributing if the nomination was updated

206 4. In general, the work proposed is appropriate for the style and age of the house

207 5. Much of the work is removing modern equipment from public view, which is appropriate

208

209 **Doug Chabinsky moved to approve the application as submitted, with the following**
210 **adjustments:**

- 211 • **The side door proposed to be removed will be used to replace the garage**
212 **door.**

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- 213 ○ **If that does not work, the applicant will have to come back to the**
214 **Commission with a proposed door.**
- 215 • **The double hung window removed from the bathroom at the back of the**
216 **house shall be used to replace the door in the laundry room.**
 - 217 • **The copper gutter proposed is okay, but an aluminum gutter painted to**
218 **match the barn would also be acceptable. This is the owner's choice.**
 - 219 • **The roof over the porch should be either rubber membrane or, if it needs to**
220 **be metal, something other than copper to blend in with the other roofing**
221 **material.**
 - 222 • **The chimney pyramid/flashing can be capped, but the cap should match the**
223 **cap over the chimney. If this is currently black, then it should be black to**
224 **match. The flashing could be aluminum or copper, as this has little visibility**
225 **from the public view.**
 - 226 • **The gravel parking area is appropriate for the regulations.**
 - 227 • **The two proposed sculptures at the corner of the parking area are**
228 **appropriate.**

229
230 **Seconded by Tom Grella.**

231 **Roll Call Vote: Bill Glenn – aye; Martha Chabinsky – aye; Doug Chabinsky – aye;**
232 **Tom Grella – aye; 5-0-0, motion carried unanimously.**

233
234 *Tom Quinn retook his seat.*

- 235
236 **3. CASE #: PZ019599-100124 – Matthew Redd (Owner and Applicant): 119 Boston**
237 **Post Road, PIN #: 017-003-000 – Request for replacement of metal crown on side of**
238 **fireplace, repointing to seal leaks; add a 12 x 12 liner for stove safety as fireplaces are**
239 **leaking into the house.**

240
241 Doug Chabinsky read and opened the case. Tom Quinn stated that there was a question in the
242 Staff Report as to if the application is complete, as there were not scale drawings of the proposed
243 work submitted. Doug Chabinsky stated that the application did contain a drawing of the cap.
244 Gloria Norcross stated that the proposed materials may not have been submitted, but this is up to
245 the Commission to decide. Doug Chabinsky thought that the application was complete.

246
247 **Tom Quinn moved that the application is complete and has no regional impact.**

248 **Seconded by Doug Chabinsky.**

249 **Roll Call Vote: Bill Glenn – aye; Martha Chabinsky – aye; Tom Quinn – aye; Doug**
250 **Chabinsky – aye; Tom Grella – aye; 5-0-0, motion carried unanimously.**

251
252 Matthew Redd, owner/applicant, explained that he recently started a project to seal up and
253 repoint the fireplace, but the mason came across an issue at the top, where the stones are
254 crumbling into the fireplace. This area was pulled out. The mason determined that the fireplace
255 does not meet Fire Code regarding the free space required from the cap to the height of the

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256 fireplace. Matthew Redd stated that the Fire Department agreed with this interpretation of the
257 drawings. The issue is that the cap cannot be rebuilt with a brick mason approach as would be
258 historically accurate because it would not be in compliance with the fire code. The
259 recommendation from the mason was to install a metal cap. The proposal is for a black cap to
260 seal the fireplace. Doug Chabinsky stated that this would be similar to many houses in the
261 Village.

262
263 Bill Glenn asked if this is a wood burning fireplace. Matthew Redd stated that it used to be, but
264 there is no liner in the chimney. He would like to install a 12” liner and wood stove.

265
266 Bill Glenn asked about the Fire Code and if it only deals with wood burning fireplaces. Matthew
267 Redd stated that this deals with anything burnt in the fireplace. This would not apply to gas
268 burning fireplaces. The mason stated that the solid fuels also require a spark arrestor. The
269 proposal was for a stainless steel coded cap with a spark arrestor.

270
271 **FINDINGS:**

- 272 1. Visible from the public way
273 2. Built in 1970
274 3. Proposed cap and spark arrestor are consistent with other caps throughout the Village to
275 meet the Fire Code
276 4. Contributing property

277
278 **Doug Chabinsky moved to approve the application as submitted, noting a**
279 **clarification that the cap and screen shall be black and unobtrusive. Seconded by**
280 **Tom Quinn.**

281 **Roll Call Vote: Bill Glenn – aye; Martha Chabinsky – aye; Tom Quinn – aye; Doug**
282 **Chabinsky – aye; Tom Grella – aye; 5-0-0, motion carried unanimously.**

283
284 **OTHER BUSINESS:**

285
286 **4. Minutes: September 19, 2024**

287
288 **Doug Chabinsky moved to approve the meeting minutes of September 19, 2024, as**
289 **presented. Seconded by Tom Quinn.**

290 **Roll Call Vote: Bill Glenn – aye; Martha Chabinsky – aye; Tom Quinn – aye; Doug**
291 **Chabinsky – aye; Tom Grella – aye; 5-0-0, motion carried unanimously.**

292
293 **5. Any other business to come before the Commission.**

294
295 Doug Chabinsky stated that he made some comments to the draft Design Guidelines document
296 regarding windows and siding that are different than what was approved before. He stated that he
297 would like to make a change to the language which states that the requirements are for “all wood
298 windows and only in rare instances when all wood windows would be susceptible to significant

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299 and rapid deterioration from moisture due to rain and snow that we might consider metal.” He
300 would like to change this to include that the use of metal clad windows would be considered
301 based on the significance and dominance of the property and for environmental factors. He is
302 considering this for some homes in the Village that are off the beaten path. This will allow the
303 Commission to require all wood windows for significant properties, while making considerations
304 for newer buildings. The existing language would limit the Commission, and the proposed
305 language may provide additional flexibility. This language would be similar for siding. Some
306 areas can be very wet and alternative materials may need to be considered. He stated that he does
307 not want the Commission to back itself into a corner.

308
309 Tom Quinn stated on page 52 of the draft regulations also mentions that new metal clad windows
310 that are the same size and proportion can be installed. This is listed on a case-by-case evaluation.
311 Doug Chabinsky agreed that the case-by-case basis is what he is describing. Tom Quinn stated
312 that he believes the regulations list that there will be discretion of the guidelines for non-
313 contributing properties. Doug Chabinsky stated that he believes this needs to be made clearer.

314
315 Doug Chabinsky stated that he would send along his comments to the consultants and asked all
316 Commissioners with comments to do the same. Nic Strong stated that it is unclear if the final
317 draft document will be ready for review at the next meeting. This depends on when
318 Commissioners get their comments back to the consultants.

319
320 Doug Chabinsky explained that new sections on masonry and chimneys have been added. This
321 document will need to go through the public hearing process to be adopted.

322
323 **At 8:12 p.m., Doug Chabinsky moved to adjourn. Tom Quinn seconded the motion.**
324 **Roll Call Vote: Bill Glenn – aye; Martha Chabinsky – aye; Tom Quinn – aye; Doug**
325 **Chabinsky – aye; Tom Grella – aye; 5-0-0, motion carried unanimously.**

326
327 Respectfully submitted,
328 Kristan Patenaude