

Historic District Commission - Draft Minutes

Town of Canterbury, NH
Historic District Commission
Date: October 15, 2025
Location: Meeting House

Members Present: Kevin Bragg (Chair), Alex Young, Calvin Todd (BOS rep), Vanessa Crofton
Members Absent: Anne Emerson, Harvey Kinter
Cheryl Andrew, Recording Secretary

Others Present: Rev. Becky Josephson, Al Carlson, Lisa Carlson, Ron Turcotte, Judith Turcotte, Adrian Hutchinson

1. Call to Order

K. Bragg called the meeting to order at 7:00pm
A quorum was declared with 4 members present

2. Approval of Minutes, August 20, 2025

C. Todd made a motion to accept the minutes as written
Seconded by A. Young, the motion was approved.

3. New Business : Presentation of Applications

A. Creating a secondary access path between the Country Store and the Parish House

A. Young sat as Chair of the committee as K. Bragg recused himself to present the application. The access path will be on church property and will be created to avoid the accumulation of snow and ice which falls from the store roof onto the existing path. The application is for a pathway using the existing entrance to approximately three feet, then parallel to the walkway, keeping water away from the Parish House. The pathway will be approximately three feet wide and built of Ledge Pack.

B. Josephson had not received information about the proposal and was looking for a plan and photos. K. Bragg provided the group with a photo drawing of the proposal and noted this plan has been proposed to and discussed with the church representative, Jeff Beltramo.

Discussion:

- Current concern is for snow and ice falling off the roof.
- Inquiry about the use of Ledge Pack instead of asphalt and the stability of the material.
 - The material will be compacted with moisture and use. Asphalt is very expensive.
- The path is used daily as there is a childcare center open every day.

- Concern the proposed pathway looks too steep for elderly and wheelchair access.
 - The slope is to be kept the same so it doesn't pitch into the Parish House.
- Inquiry as to cost of the path and is it less expensive to have someone shovel.
 - Materials cost only as work will be gratis. Shoveling is not an option as snow falls from the roof at any time.
- Timing of the project will be after November 5 and will take only 2 days to complete.

A. Young asked for any additional questions from those present. He then moved to accept the proposal.

V. Crofton seconded the motion; a vote was taken and the motion was approved.

At this time K. Bragg moved back to the position of committee chair.

B. Repairing the fencing behind the Parish House

Adrian Hutchinson addressed the current state of the fence as the pickets, portions of the supports and backs are rotting. The pickets have a lollipop top and many are broken or missing. There is flaking paint evident and screws and nails stick out in many places. There is continual maintenance required on the fence.

Ron Turcotte will replace the posts and cross members with pressure treated wood and the pickets will be PVC with rounded tops so they do not need to be painted. He noted he has replaced four posts already.

Discussion:

- What type of pvc will be used and how will the pvc be attached to the posts. Some pvc decays quickly in the sun and the cold. There may be some mold forming on the pvc in areas.
 - The pickets will be screwed into the wood.
- If wood posts and cross beams are used for part of the fence, why would pvc be used for the pickets.
 - Maintenance, including regular painting, is a concern.
 - Not having to paint will be more cost effective.
 - Speed of project completion and affordability are the considerations.

K. Bragg noted the regulation calls for wood or stone fencing. The fence design, removing lollipop pockets is acceptable. Timing of the project must be completed by one year from approval. Although the work will be done by volunteer and the materials have been privately funded, the board cannot make decisions based on monetary issues.

K. Bragg moved to accept the application with materials and design as applied.

C. Todd seconded; a vote was taken and the motion was approved.

C. 2026 Working Budget

The board reviewed the budget line items and added in the proposed budget for 2026.

4. Old Business

No old business was noted for discussion.

5. Other Business

C. Todd brought questions from the Board of Selectmen regarding the ordinance for signage in the center of town, including the town green. They are in the process of restructuring the ordinance. Currently allowed are handmade signs, posting for community or agricultural events. Signs may be posted by application and prior approval by the BOS. The Signage policy as of 2009 is on the website.

A. Young questioned whether more items are being proposed that are not historical or have an historical esthetic. The goal is to see more uniformity in the historic areas. The HDC reviews the regulations and codes to determine what is acceptable. Ideally, the applicant leaves the meeting with a better product or solution.

In regards to the fencing application, this would have been a variance issue as the regulation does not allow vinyl. The HDC can overrule the regulation on an individual application basis, but not based solely on financial concerns. The board has 10 days to approve an application, and can inform the applicant that another meeting is needed. It was noted that abutters to application properties should recuse themselves from voting on the approval.

V. Crofton introduced herself and gave a brief history of her background in historic preservation.

With no further business to discuss, K. Bragg moved the meeting adjourn. The motion was seconded by Vanessa. The meeting adjourned at 8:30.

Cheryl Andrew
Recording Secretary