

**Historic District Commission Minutes
Town of Canterbury, NH
April 15, 2026 – 7:00 p.m. Meeting House**

Members Present: Kevin Bragg (Chair), Vanessa Crofton, Ted West, Jessica Scanlon Lozier, Anne Emerson, Calvin Todd (Selectboard Rep)

Others Present: Erin Hammerstedt, Samuel Papps, Kelly Papps, Jeff Leidinger, Jim Sojka, Denise Sojka
Cheryl Andrew (Recording Secretary)

Call to Order: Kevin called the meeting to order at 7:02 p.m.

Approval of Previous Meeting Minutes: No edits to the minutes were presented. Kevin made a motion to approve the minutes of the March 18, 2026 meeting minutes as written. Motion seconded by Ted. A vote was taken, all in favor, motion passed.

New Business:

Canterbury Shaker Village, 288 Shaker Road. Erin Hammerstedt presented three applications for building repairs.

- Meeting House: In 1805 the floor failed so the sill was cut on the inside to replace the floor, but the new floor was never connected to the sill. The structure will be lifted to repair the sill and lay a new floor. Traditional connections will be used where possible, and metal where necessary. All connections will be interior only and not visible from the outside. Preservation Timber Framing will provide exterior carpentry on the clapboards, trim, window casings and roof, and the exterior will be painted. The roof will be cedar shingles with strapping to allow air flow at the top and dormers. The steps will not be altered and there are no drainage problems evident. The state's requirements are more strict than the town, and they are satisfied that the integrity of the building will be met. The project is expected to run from May through October. There were no additional comments or questions from the Board or public. Kevin made a motion to approve the application as submitted, motion seconded by Ted. A vote was taken, all in favor, motion passed.
- East House: The building has been moved in the past and the sill is doubled on three sides. Each of the double side sills are in poor condition. The structure will be lifted to repair the sill. The stone foundation is in good shape but the brick portion will be repaired. Exterior work will then be completed including the clapboards and the door and window sills. The building has aluminum storm windows which will be taken out and replaced with interchangeable wood storm windows and screens for the summer. There will be weatherstripping as this building is occupied and heated in the winter. The roof will be re-shingled with Alaskan yellow cedar and the chimneys will be repointed. This building does have gutters to be replaced. The Board noted the gutters should blend in with the exterior paint and be the same on both sides, but otherwise had no preference for the style. The water line to the building may need to be repaired in the next several years and Kevin noted this project is to repair something that is already present rather than adding something new to the building. There were no additional comments or

questions from the Board or public. Ted made a motion to approve the application with the condition noted. Ann seconded the motion. A vote was taken, all in favor, motion passed.

- Brethren's Shop: The restroom located in the basement is a public facility and is being renovated. The exterior door to the area is currently an industrial metal door with wired glass. This will be replaced by a wood door with a window which will better match the other doors on the structure. The casing had been reduced and will again be enlarged to be more ADA compliant. There were no additional comments or questions from the Board or public. Ted made a motion to approve the application as written. Ann seconded the motion. A vote was taken, all in favor, motion passed.

Vanessa recused herself from the Board at 7:25 p.m. to present her application. The Board approved Jessica as a voting member.

2 Baptist Road. Vanessa presented her applications for the barn roof, and windows in the barn and the house.

- Barn Roof: The roof was last replaced in 1993. This replacement will use Galvalume and will be a full replacement. The rafters are not even so the roof will be the standing seam design rather than the ribbed roof.
- Windows: The windows on the barn will be stripped and reglazed. The transom on the north side may need repair. Sashes will be replaced and the windows will become functional. The windows on the house will be restored as well, keeping the storm windows at this time. Preservation Timber Framing will preserve the windows and restore the sashes. There were no additional comments or questions from the Board or public. Kevin made a motion to approve the application for the barn roof and window restoration, and the house window restoration as submitted. Ted seconded the motion. A vote was taken, all in favor, motion passed.

Vanessa rejoined the Board at 7:34.

40 Kimball Pond Road. Samuel Papps presented his application.

- Tree Removal: Kevin read a letter to the Board from Harry Kintel, former owner of the property, detailing the history of the large maple tree next to the house. The tree is old and in poor condition, and poses a threat to the house. Kevin noted he has looked at the tree and, as it is no longer safe, time is of the essence in removing the tree. A Waiver of Public Hearing was requested to expedite the issue due to the safety issue. As the Board had no concerns about the waiver, Kevin and Calvin are able to sign the approval to waive the public hearing. There are also six large bull pine, poplar and maple trees, enveloping the house. The application includes removal of these trees at the same time. Jeff Leidenger addressed the Board to say he is familiar with the situation and he feels the application speaks to the spirit of the ordinance and recommends approval of this application. There were no additional comments or questions from the Board or public. Ted made a motion to approve the application as submitted. Vanessa seconded the motion. A vote was taken, all in favor, motion passed.

Conceptual Application. Jim Sojka representing Canterbury United Community Church

- The church currently has granite steps to the front door with a ten foot long aluminum ramp added for access. As the ramp is not very stable, Mr. Sojka would like to install a granite ramp. The platform would rest on the eight foot wide step and will fill out to approximately twelve feet from the top step. Due to the length of the platform, it would be cut in two pieces. This ramp will raise the elevation from the street. The grass areas will be re-loamed but there is the potential for water pooling.
 - The grade on the west side was noted. If the asphalt walkways were regraded, this could provide a more gentle slope on the west side. If there were no slope on the west side, there could be steps to enter the building. As the slope affects drainage, the slope on the east side would also need to be considered. This side leads to the parish house and snow removal would need to be considered in the winter when the walkways can become very icy. A ¼ inch slope on the platform itself is sufficient. There is no separation between the step and the foundation.
 - Questions were raised on the width of the walkways and it was noted that 48 inches is enough to accommodate two persons, although to be ADA compliant the width must be a minimum of 36 inches. There should be a consideration to request partial removal of the granite curb near the store to allow for handicap access from the parking lot to the walkway.
 - The top step is five inches high and the platform will be 4 inches. This may be too slim to accommodate the variance in steps. There may be the need for a four inch mantle underneath the eight foot width on the step. From the top to the bottom stair there will need to be with compressed soil or lead sheeting to allow for the difference in height.

Mr. Sojka appreciated the Board's suggestions and said this project would not begin until after the Canterbury Fair. Kevin suggested he get the material information and submit an application for the project. The approval is valid for one year, so waiting until July will not affect the timeline after the approval.

Other Business:

Waiver Deadline Decision.

Kevin met with Michelle Hammond, Land Use Administrator, to update the HDC application to address the timing of approval of a waiver request. The verbiage on the application now matches the ordinance. The Board has five business days from receipt of the application to grant a waiver, signed by the Chair and the Selectboard Rep. Each member of the Board will receive the application and have a chance to review the waiver request. If the criteria for a waiver is not met, the public hearing notices will be sent to the abutters more quickly so the hearing is not delayed another month. As this is a change to current procedure, the Board must adopt the new application for use. Vanessa made a motion to accept the revised application, motion seconded by Ted. A vote was taken, all in favor, motion passed.

Triangle at Shaker Road and Asby Road

Kevin noted the entrance to Asby Road from Shaker Road has been widened over time and has encroached on the triangle. He provided a photograph of the maple tree at the triangle, showing root damage has been done to the tree by the plow. He received a suggestion that the road around the triangle area be brought back to the proper width. The Board agree this should be pursued and Kevin will further discuss with the Town Administrator.

Land Use Boards Meeting

Calvin noted that all members of the Land Use Boards are invited to attend on Thursday, April 23 at 7:00 p.m. at the Meeting House. The purpose of this meeting is to foster communication among the boards, with another meeting in September to discuss any Land Use warrant articles for the Annual Meeting in March.

Adjournment: With no further business to discuss, Kevin made a motion to adjourn the meeting. The motion was seconded by Ted. A vote was taken, all in favor, motion passed. The meeting adjourned at 8:20 p.m.

Next Meeting: May 20, 2026, 7:00p.m. at the Meeting House
Minutes submitted by: Cheryl Andrew, Recording Secretary