

**Historic District Commission Minutes
Town of Canterbury, NH
May 20, 2026 – 7:00 p.m. Meeting House**

Members Present: Kevin Bragg (Chair), Vanessa Crofton, Jessica Scanlon
Ted West joined the meeting at 7:04 p.m.

Members Absent: Anne Emerson, Calvin Todd (Selectboard Rep)

Others Present: Tom Perlet, Ron Turcotte (Abutter)
Cheryl Andrew (Recording Secretary)

Call to Order: Kevin called the meeting to order at 7:01 p.m. At this time Kevin requested the board members present approve Jessica as a voting member. Vanessa and Kevin approved and a quorum was declared.

At this time Ted joined the meeting.

Approval of Previous Meeting Minutes: No edits to the minutes were presented. Kevin made a motion to approve the minutes of the April 15, 2026 meeting minutes as written. Motion seconded by Vanessa. A vote was taken, all in favor, motion passed.

New Business:

- Ted noted the application package for 11 Kimball Pond Road contained a check on which the account information was not redacted. This will be brought to the Administrative Assistant's attention for correction.

- 2 Baptist Road – Crofton Preconceptual Radon Vent

At this time Vanessa presented her Preconceptual Application for a radon vent. Recent testing in the new basement portion indicated radon levels 20 times higher than the EPA recommended limit for safety. The water test indicated radon levels four times higher than the EPA limit. Mediating the radon gas involves an external pipe, usually 18 inches above the roofline, but her contractor has said he can shorten the pipe to meet the roofline. The pipe would be placed from the foundation of the new basement behind the mudroom on the northeast side of the building, next to the existing electrical input for the emergency generator, which is hidden from the road. If the testing on the old basement comes in at an elevated level, there would be another pipe added to the house side, which is visible from the road. An internal pipe is not possible. Installing on the side of the building facing the barn is also not an option because there the foundation is buried. The pipe would be white PVC, matching the house, or possibly guttering material to mimic the gutters on the building. As this is a necessary utility, and considering the projected placement and materials, Kevin noted there does not seem to be anything prohibiting an application. There were no further questions or comments from the Board.

- 11 Kimball Pond Road – Perlet Chimney Application

Tom Perlet presented his application for a new Class A chimney installation. The current chimney is failing and is only five inches in diameter instead of the seven now required. The new chimney will be at the back of the house, on a non-road side. It will extend up from what is

currently a basement window and will not be above the ridgeline of the roof. The material will be stainless steel, and Kevin suggested black anodized metal may also be a less pricey option. As the new chimney is visible to one abutter (Ron Turcotte, present), Mr. Turcotte was asked if he had any questions or concerns about the application. He replied that he does not, and has no objections to the project. Kevin noted that using or repairing the old chimney is not an option. Kevin made a motion to accept and approve the application as submitted. Motion seconded by Ted. A vote was taken, all in favor, motion passed.

Mr. Perlet then noted he wishes to replace a door with a window and was advised this would be considered a new construction application.

Other Business: Kevin announced that Michelle Hammond has resigned her position as Land Use Administrator effective immediately. As there is no one to step into her place, Kal McKay, Administrative Assistant, will be working with the Land Use Boards for the time being.

Adjournment: With no further business to discuss, Kevin made a motion to adjourn the meeting. Motion was seconded by Ted. A vote was taken, all in favor, motion passed. The meeting adjourned at 7:37 p.m.

Next Meeting: June 17, 2026, 7:00p.m. at the Meeting House
Minutes submitted by: Cheryl Andrew, Recording Secretary