

1 APPROVED
2 HDC MEETING
3 AUGUST 1, 2019
4

5 Members Present: Chair Rodney Rowland, Tom Maher, Elaine Nollet, Irene Bush and Judy Groppa.
6
7

8 Absent: Vice Chair Hughes, Kate Murray
9

10 Chair Rowland called the meeting of the New Castle HDC to order at 7:01 pm.
11 He advised that there were three public hearings tonight. The Chair asked that
12 anyone wishing to speak, must please sign in and he advised that all applications
13 had been published, fees paid and abutters notified. All board members present
14 will be voting.
15

16 1. Public Hearing for Stephen Eldred, 180 Portsmouth Ave, to replace an out
17 building, formerly Boat House. Map 15 Lot 5
18

19 Guests: Alex Ross, Engineer & Surveyor, who prepared the plans, Charlie Hoyt,
20 Designer and Stephen Eldred, owner.
21

22 Alex Ross stated the Eldreds originally thought they would make minor repairs to
23 the existing boathouse but it is in the flood zone which requires that everything be
24 brought up to code, which includes raising the foundation. Ross passed out
25 photos showing the condition of the foundation which is very poor and not
26 feasible to keep. They have obtained ZBA approval of Mr. Hoyt's design, and
27 have also had a work session with the conservation commission, site meetings
28 with Eben Lewis from NH DES, and were before the HDC in June for a work
29 session.
30

31 Charles Hoyt stated the work session in June was quite positive, although it was
32 clear the board was concerned about materials, so he brought samples of
33 composite materials he proposed to use. They would like to use Kolbe windows
34 which are on the existing house, which is a wood window with a polychrome
35 finish applied in the factory and has aluminum mutton bars. Hoyt would also like
36 to introduce a synthetic material for the casing, either Azek or Boral. Boral is a
37 material which uses fly ash and polyresins, a very strong product, better than
38 Azek. Hoyt passed around samples of Boral and advised the board that
39 everywhere in the application packet where it says Azek, he would like the option
40 to use Boral. The soffit will be Azek beadboard or Boral. He spoke with a builder
41 in Newburyport who swears by the product adding that it comes in any shape you
42 want. None of the lumber yards supplied this material two months ago but now it
43 is more available. It also takes paint like glass.
44

45 At the June work session, Hoyt discussed putting raised panels under the windows
46 on the South elevation and wanted to make a case for keeping the panels. They

1 are keeping much of the same materials and color to tie the boat house into the
2 main house. He also presented a sample of the cedar roof.

3
4 Chair Rowland stated that, at the work session in June, the board discussed that
5 this is a boathouse and not a house. The Chair thought the raised panels were a
6 lot of detail especially with the brow window which Hoyt desired to install.
7 Rowland advised that it may be a compromise if they wanted the brow window as
8 the board wanted a simpler design.

9
10 Mr. Hoyt stated that with all due respect he understood what the Chair was saying
11 but wanted to make the case for the panels again. The front door, which is on the
12 east elevation or river elevation, will be similar to the door on the house but with
13 beadboard panels and a window at the top so you can see who is coming to the
14 door. Hoyt added that the overhang will go a long way toward protecting the
15 wood of the house.

16
17 Judy Groppa asked if the doors were mahogany, but no, they will be the same as
18 the doors on the Eldred residence which are regular French doors. Groppa had
19 trouble when looking at the design as she didn't understand the river elevation.
20 She asked about the entrance that is at an angle with a single post, inquiring
21 whether the post was under the overhang and whether the brackets come out from
22 the post and attach to the roof. She also asked what material the post was made
23 of. The post will be cedar shakes.

24
25 Groppa also asked about the river elevation, whether there were two posts on the
26 deck and whether they would also be cedar shakes. Hoyt stated that sheet A-1
27 shows the posts and they will be shingled with cedar shakes. Groppa asked if
28 they were free standing posts and Hoyt advised they were.

29
30 Elaine Nollet liked that Hoyt put the same panels on the boathouse as the main
31 house as it ties the two properties together and wanted the Chair to reconsider.
32 Irene Bush thought the panels seemed more like the main house than the eyebrow
33 window.

34
35 Hoyt showed the board a rendering done of the boathouse coming up the
36 causeway on to the island, adding that this elevation coming on to the island is
37 what you will see and looks similar to the house. Coming off the island, you
38 don't see much of the boathouse even with all the leaves gone.

39
40 The Chair opened the hearing to the public at 7:20 pm, however, there were no
41 questions or comments and the public hearing was closed.

42
43 The Chair asked the board if they had any questions or discussion. Groppa stated
44 she doesn't like the extra paneling, believing it is too much for such a tiny
45 building. The Chair stated his comments on the panel design stem from the fact
46 that this site was originally for cod fish drying racks and New Castle is about
47 fishing and this is one of the original boat houses. He would like to take a nod to

1 New Castle's heritage and have it look like a boat house and not a residence.
2 Groppa did state that there are boathouses with peaked roofs, which is where the
3 eyebrow window is located.

4
5 Tom Maher wanted to confirm with the Chair that there is no historical
6 significance to the boathouse and Rowland stated that no, it is not that old.

7
8 The Chair stated that he would not vote for the application with the panels; Irene
9 Bush opined that it should be the panels or the eyebrow, but not both.

10
11 M/S/P Maher motioned to approve the plans as submitted with the elimination of the
12 panels on the south elevation to be replaced with cedar shake shingles to match
13 the remainder of the structure, and that the applicant may use Azek or Boral inter-
14 changeably. Irene Bush seconded. Elaine Nollet opposed; all others voted yes.

15
16 2. Public Hearing for Rejean and Rebecca Audet, 31 Oliver Street, to install a
17 garden shed and fence on south/rear side of property. Map 16 Lot 25

18
19 Guests: Rejean Audet, homeowner.

20
21 Mr. Audet passed around pictures of the plan showing where the fence is being
22 placed along with a photo of the shed. The shed will have cedar clapboards, 6
23 over 6 windows, architectural roofing, and PVC siding which mimics the house.
24 The design will also mimic the addition put on the house five years ago in terms
25 of color and design. There was a garage where the shed will be located but there
26 was no architectural or historical benefit to the garage and it has been knocked
27 down. The fence in question mimics the Hughes' fence, which is two doors
28 down.

29
30 Chair Rowland asked if Mr. Audet was doing a staggard board fence to which he
31 replied yes but you cannot see through it. He added that they may be painting the
32 fence white. Judy Groppa asked how the doors open on the shed. Audet stated it
33 will have double doors and there is a small section of the shed which will be seen
34 when looking down the driveway.

35
36 Chair Rowland asked if the board had any questions. Tom Maher asked about the
37 picture of the shed and whether the main house has a cupola on it. Audet
38 responded that there is no cupola on the home but that a neighbor also has one on
39 her shed and that someone would really have to look from the street to see it.

40
41 The Chair opened the hearing to the public at 7:35 pm but there were no
42 comments or questions and the hearing was closed to the public.

43
44 M/S/P Elaine Nollet moved to accept the application for a garden shed and fence as
45 submitted; Maher seconded. All approved including the Chair.

- 1 3. Public Hearing for Grant and Karina Drumheller, 91 Main Street, to remove one
2 story rear porch and add a 17' x 20.5' addition with a 10'x 20' rear deck and
3 steps. Replace window on second floor. Map 13 Lot 13
4

5 Guests: Ann Whitney, Architect.
6

7 Ann Whitney stated the site plan shows that this addition is set back quite a bit as
8 there is 42' from the edge of the street to the edge of this rear addition, and
9 coming into New Castle you may be able to get a glimpse as you go by. The
10 house is right at the street, with the driveway on the right and the addition is
11 coming off the driveway. The existing building is wider than 20.5' so the
12 addition will be coming in from the building. Currently, there is a side entrance
13 and one story screen porch that will be removed. The plan is to come into the
14 house with steps running parallel to the house into the mud room, and to also
15 access out the back of the addition to a 10' x 20' deck with wide stairs to connect
16 to the back yard.
17

18 Whitney stated they would like the option of an oval window or eyebrow window
19 but the Chair stated that if it is not visible from a public way, the board has no say
20 on what they install. The Chair asked if it is completely invisible from the street
21 and Whitney advised that yes, it was.
22

23 They have also gone to a six light French door instead of a single window on the
24 back addition. The railings on the deck will be Azek and the vertical skirting will
25 be painted.
26

27 On the left side elevation, the room will have two double hung windows, a crawl
28 space under and the same detail on the deck. The skirt is vertical board and has
29 spaces in between the boards. Whitney was asked what detail would be on the
30 crawl space door and she replied it would probably be board with a V groove.
31

32 Judy Groppa asked Whitney about the foundation as she had mentioned that it
33 was a stone foundation. Whitney stated the existing house foundation is brick and
34 transitions to stone. She didn't propose any treatment to the foundation as you
35 will not see the foundation from the street because the stairway into the mud room
36 will block it. The foundation will be concrete but will be covered with deck &
37 skirting so it will not be visible.
38

39 Architect Whitney stated they will use Marvin clad windows but it would be up to
40 Peter Follansbee, the builder, whether to use composite or a combination of wood
41 and Azek. Some places they will use Lifespan solid select which is a pine treated
42 with mineral spirits and an oil based primer and paints beautifully.
43

44 Chair Rowland asked if the board had any questions. Elaine Nollet stated she
45 really likes the design. The Chair opened the hearing to the public at 7:45 pm but
46 there were no comments or questions.
47

1 M/S/P Tom Maher motioned to approve the plans as proposed; Irene Bush seconded. All
2 were in favor including the Chair.

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4 4. Approval of June 6, 2019 Minutes

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6 M/S/P Irene Bush motioned to approve the June 6, 2019 minutes as amended; Maher
7 seconded. All approved.

8
9 5. Old Business

10
11 Mr. and Mrs. Bryan of 34 Wentworth Road, Map 18, Lot 64 advised they want to
12 present their final phase at next month's HDC meeting. Mr. Bryan stated the
13 garden shed in the back is in the way of the garage and they want to take it down
14 and build a second bay on the garage that looks like the first but with a hip roof.
15 They also wish to repair the second shed as it is falling apart. A renovation of the
16 shed would push them into more approvals which they don't want to go through.
17 The excavation of the driveway has created a need for retaining walls, some of
18 which are in view of the street. They have two rock walls that will be visible, one
19 of which is to line the driveway and they need to build a rock wall to contain the
20 elevation change. Lastly, on the Feder side, they would like to put a rock wall
21 instead of a fence, and back fill it in with dirt so they can have a level lawn. The
22 Chair advised Mr. Bryan to bring in a materials list and a rendering of the
23 property and the board will review it.

24
25 6. New Business

26
27 The Chair wanted to discuss Officers and elections but because the Vice Chair,
28 Jeff Hughes, was not present, decided to wait until next month's meeting. Peter
29 Reed advised the Chair that he wanted to step down so there is an opening for an
30 alternate. It was asked whether a nominee had to live in the district and the Chair
31 stated there was a good balance of members in the historic district and some were
32 not. He also advised Judy Groppa that he would like to have her as a voting
33 member.

34
35 Rowland advised that all the paperwork had been submitted by the Select Board
36 to the Governors' Executive Council for the CLG grant but it has not yet gotten
37 on their agenda because of the summer schedule. He also advised that the
38 contractor has been very busy so there is no real rush.

39
40 Irene Bush motioned to adjourn; Judy Groppa seconded. All in favor.

41
42 Meeting adjourned at 7:56 pm
43 Respectfully submitted,
44 Diane L. Cooley, Recording Secretary
45