

1  
2  
3 APPROVED  
4 HDC MEETING  
5 FEBRUARY 2, 2017 AT 7 PM

6 Board Members Present: Chair Rodney Rowland, Tom Maher, Jeff Hughes, Kate Murray,  
7 Elaine Nollet, Irene Bush, and Peter Reed.

8 Not Present: Judy Groppa

9 Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm and noted that he,  
10 Jeff Hughes, Tom Maher, Kate Murray and Elaine Nollet would be voting. Chair Rowland also  
11 advised that anyone who wants to speak must sign in and that Public Hearing no. 2 has been  
12 withdrawn as well as the work session for Varrell has been withdrawn. The Tarbell lot is going  
13 to be sold. Kate Murray confirmed that the Tarbell lots have been merged.

14  
15 1. Public Hearing for Doug and Dan, LLC 3 Walbach Street, Map 18, Lot 56

16  
17 Doug Palardy, Applicant

18  
19 Chair Rowland advised that the application was publicized, all fees had been paid and all  
20 abutters had been notified. Doug Palardy presented a letter from Leonard Seagren at 19 Walbach  
21 Street and advised that Seagren meant to say “dormer” and not “skylight” in his letter; Palardy  
22 also passed out an updated version of the application plans advising that the changes are in  
23 regard to the pitch of the roof and the dormer is pulled out more toward the roof/wall line. At the  
24 last meeting the applicant removed the full shed dormer on the Walbach Street side and the plan  
25 replaces it with four dormers because the staircase in the front comes up the middle, so a dormer  
26 in the middle would not allow walking up the stairs, so they could not put three dormers. Kate  
27 Murray asked if it is traditional that dormers line up vertically with the wall of the house.  
28 Rowland answered that no they are typically recessed, but there is a slight overhang. Palardy  
29 passed around an old picture of the house with a dormer coming down over the side a bit similar  
30 to what he is proposing. Peter Reed asked what color he planned to paint the house. Doug  
31 Palardy joked that if he was to go for historical accuracy, it would be Pepto Bismol pink,  
32 however, they plan on painting the house dark green, a historic color, with green/black shutters,  
33 darker than the house. In the research he has done on the house, for the last 50-60 years it has  
34 been known as the pink house, a bright pink. The siding now is a salmon color but it used to be  
35 electric bright pink. Kate Murray confirmed that the “dog house” over the bulkhead has been  
36 removed from the plans and the access to the basement remains as a bulkhead. Chair Rowland  
37 stated that the “dog house” had been approved at the last meeting so any motion should reflect  
38 that the applicant is no longer going forward with it. Palardy advised that they are also not doing  
39 a fence around the house.

40  
41 Tom Maher asked about the shed dormer facing Henry’s side, adding that it is less visible, but  
42 asked whether it is for simplicity and space that the applicant is doing the four dormers. Palardy  
43 stated there are 6 bedrooms and many of them have windows on 3 of the four walls, so it is  
44 difficult to place a bed; they thought the four dormers worked best and looked best.

1 Chair Rowland opened the hearing to the public but there was no one to speak. The Chair closed  
2 the public hearing at 7:11 pm

3  
4 The Chair opened the hearing to the board for discussion. Maher asked Rowland how he felt  
5 about the modifications? The Chair stated that the dormers facing Walbach are appropriate and  
6 that although three dormers would be better, he likes the symmetry of the four. He would  
7 approve the full dormer on the back only because it has little visibility, so he will live with it in  
8 the interest of seeing this project move forward.

9  
10 Hughes moved to approve the project with four dormers on the front and a full shed dormer on  
11 the back; and to remove the dog house shed over the bulkhead. Maher seconded. All in favor  
12 including the Chair.

13  
14 2. Public Hearing for Grace K. Green, LLC, 29 Cranfield Street, Map 17, Lot 49

15  
16 Applicants: Mary Ann Driscoll and Tim Driscoll

17  
18 Chair Rowland advised that the application was publicized, all fees had been paid and all  
19 abutters had been notified. Mrs. Driscoll advised that the LLC name comes from Tim's great  
20 grandfather's clipper ship that delivered coal.

21  
22 There is an existing porch on the front of the house which has a view of the river, but the porch is  
23 small. The Applicants would like to expand it slightly on either side, symmetrically, to allow  
24 some seating and a small table. Kate Murray asked about the length of the new porch and Mrs.  
25 Driscoll showed that the porch currently ends at the first window; the new deck would bring the  
26 porch to under the second window. The applicants will also take out the large shrubs and do  
27 some landscaping.

28  
29 Mr. Driscoll also indicated they are adding blue stone in the back and removing pavement but  
30 Chair Rowland stated that is not in the purview of the HDC.

31  
32 Chair Rowland asked the board if they had any questions. Elaine Nollet asked about the rails  
33 and whether the materials would be the same? Mrs. Driscoll said they will be replicated and  
34 look the same as the current rails. Maher confirmed that there are no other changes to the door  
35 or front of the structure.

36  
37 Chair Rowland opened the hearing to the public but there was no one to speak. The Chair closed  
38 the public hearing at 7:20 pm.

39  
40 Hughes moved to approve the front porch expansion as presented. Murray seconded. All  
41 approved including chair.

42  
43 3. Public Hearing for Julie Thomas, 15/17 Atkinson Street, Map 18, Lot 10

44  
45 William Greenier presented the application for Julie Thomas.  
46 Guest: Andy Schulte 107 Main St

1  
2 Chair Rowland advised that the application was publicized, all fees had been paid and all  
3 abutters had been notified.

4  
5 Ms. Thomas would like to replace all the windows in the house. Currently the main house is the  
6 original house which is along Atkinson Street, and the back has two additions. The main house  
7 has 6 over 6 windows and the back of the house has 2 over 2 and another addition has vinyl  
8 replacement windows with no grill pattern at all. Ms. Thomas would like to replace all windows  
9 with an Andersen A series window, with a ¾” true divided light spacer bar in between. The  
10 exterior trim will be replaced exactly as it looks now, the sill detail and everything. The original  
11 house has a pediment on top of the windows, but in the back you simply have the sill and a flat  
12 stock casing. The applicant is asking for the board’s advice, but would like to keep the main  
13 house with a 6 over 6 grill pattern and to replace the windows on both additions with 2 over 2  
14 windows. Chair Rowland confirmed with Greenier that they are proposing 6 over 6 windows on  
15 the front and around the sides on what is the original house, to the beginning of the additions,  
16 and the additions will have 2 over 2 windows. The Chair also confirmed that if the window  
17 casing is straight, they will be kept straight; the pediment will only be on the original house  
18 which it now has, so as to differentiate between the original house and the additions.

19  
20 Chair Rowland asked if there were any questions from the board?

21  
22 Greenier asked if the board was familiar with the Boral siding, stating it is a great product, put on  
23 just like wood siding and made of 70% recycled materials. It doesn’t wick water through, looks  
24 just like wood, and nails and cuts like wood siding. He said it is like Azec and it paints well and  
25 holds the paint. It resembles actual clapboards, whereas hardy plank does not. Kate Murray  
26 asked if he knew of any houses in the area that have used it and Greenier agreed that he would  
27 provide the board with a list. He had a project in Portsmouth where the homeowner wanted to  
28 use hardy plank siding but you cannot set a nail in hardy plank siding, as you will compromise it.  
29 But the Boral siding you can use nails on and it goes on just like 6” cedar siding and is the same  
30 price as 6” cedar siding that has already been primed.

31  
32 Maher questioned Greenier about removing the windows and what he would do if he ran into  
33 problems, such as if he discovered any windows that used to have a trim piece, asking if  
34 Greenier would modify the plan? Greenier stated that yes he would because he knows the board  
35 wants to know the history of the structure, and to discern between the original structure and an  
36 addition.

37  
38 Chair Rowland stated that the application notes the window trim will be replaced with Azec and  
39 asked if they would be keeping the clapboards or replacing them, if necessary, with cedar.  
40 Greenier stated that Thomas would like to paint the entire exterior and many boards are  
41 deteriorating so they do want to replace the siding. Chair Rowland asked if they were keeping  
42 the same exposure on the clapboards and Greenier answered that yes, they are.

43  
44 Jeff Hughes asked if they were replacing the windows with a 6 over 6 pattern on the old house  
45 all the way around? Greenier stated that the 6 over 6 windows will be on three sides of the  
46 house, in front on the original house and around the side to the beginning of the addition.

1 Everything in the back of the house is new or was added on to the original house; he also stated  
2 that the dormer cannot be seen from the street. Chair Rowland stated that he actually likes  
3 setting off the additions with different windows to set off the architectural style.

4  
5 The Chair asked if there were other questions and opened the hearing to the public.

6  
7 Andy Schulte asked if Andersen made narrower munitons than this? Greenier stated these have  
8 ¾” and they are the narrowest made by Andersen. Schulte wanted to confirm there will be none  
9 wider. He then asked about the gas vents on the sides of the house. Greenier stated the  
10 homeowner is getting rid of them which was to Schulte’s liking as they are an eyesore.

11  
12 It was asked if this was a one family or two family home. Greenier answered that currently it is  
13 a two family home but in a couple years, when Mrs. Thomas’ children have finished school, she  
14 would like to move up here from Connecticut, and will renovate the house to a single family  
15 home.

16  
17 The Chair closed the public hearing at 7:39 pm.

18  
19 Kate Murray asked if the board was approving the windows or the siding? Chair Rowland stated  
20 the application is to approve both. Greenier reiterated how he thought the board would like the  
21 Boral product stating it looks exactly the same as cedar siding which both come in 16’ lengths,  
22 so you don’t have as many seams. Kate Murray stated she would like to see houses with the  
23 Boral siding before approving and Greenier agreed to send a list of houses that have used the  
24 Boral to the board. He also said that the windows have to be ordered and will take four weeks to  
25 come in so it was agreed that the siding would be continued until next month.

26  
27 Hughes motioned to approve replacing the windows with Andersen A series with 6 over 6 grill  
28 pattern on the main house and 2 over 2 pattern on the additions; Elaine Nollet seconded. All in  
29 favor, including the Chair. The Chair will put this application on the agenda next month for  
30 approval of the clapboards.

31  
32 4. The board continued review of the January minutes to next month’s meeting.

33  
34 5. New Business:

35  
36 Tom Maher will bring the CLG issue before the Select board on Monday to hopefully move the  
37 town toward certification. Chair Rowland stated that Maher asked if the HDC can move forward  
38 with the application or did it have to go to a town vote? However, the board is not asking the  
39 town for money and in fact may be able to get money for the town.

40  
41 Chair Rowland passed around the letter from Tarbell withdrawing the application.  
42 Kate Murray motioned to adjourn the meeting; Hughes seconded. All approved .  
43 Adjourned at 7:46 pm.

44  
45 Respectfully submitted,  
46 Diane L. Cooley, Recording Secretary

