

Windham Historic District Commission Meeting
September 30, 2009

Commissioners present: W. McMunn, Chair: Charles Thorpe, David Dupuis (alt.), and Nancy Ames.

The Public Hearing was called to order at 7:32 pm.

Dan Dillon presented an application to construct a one-story carriage house-style outbuilding at 103 Windham Center Road (Property 23). The proposed structure will be 25' by 50' wide and 14' high. It will be a wood frame, wood truss building using pole type construction. It will be sided with grooved plywood replicating barn siding. It will sit on a concrete slab. The total height of the building including a cupola and weathervane will not exceed 20 feet. The structure will sit on the north side of the lot approximately 100 feet from Rt. 203. Access will be from the existing driveway. No paving is planned.

Mr. and Mrs. Dillon are prospective buyers of the subject property. The present owner, Susan Arnold, submitted a letter in support of the proposed project.

The Public Hearing was closed at 7:42 pm and the Commission was called to order.

Dave Dupuis moved to accept Mr. Dillon's application as submitted. Charlie Thorpe seconded. The motion passed unanimously.

Jay Podosek requested feedback from the Commissioners regarding several projects planned for 67 Scotland Road (Property 1) that had been deferred from an application which was considered at the Commission's meeting on August 30, 2006.

Mr. Podosek inquired about the Commissioners' position regarding a planned stone wall spanning the front of the property with raised pillar-type openings at the front walkway and driveway. The Commissioners suggested that Mr. Podosek return to the Commission with more details and images of the proposed fence.

Mr. Podosek also indicated that an in-ground pool is planned and that he would construct a fence around it that would be identical to the fence that was approved for William Niarhakos at 23 Scotland Road (Property 7). The Commissioners requested that Mr. Podosek return to the Commission with a lot plan showing the location of the proposed pool and images of the proposed fence.

Mr. Podosek also plans to raze the existing barn which currently has a dirt floor. His intent is to put in a concrete slab and build a barn on the same footprint as the present structure. Instead of traditional barn doors, the new structure would have three garage-type doors. The Commissioners requested that he return to the Commission with images of the proposed new barn/garage.

Joe Randazzo requested the Commissioners' advice regarding his wish to erect a sign for an in-home business at 9 Weir Court (Property 40). The Commissioners indicated that they prefer signs to be made of wood and that the lettering and design be uncomplicated and aesthetically complementary to the neighborhood. It was agreed that vinyl lettering in an appropriate font would likely be approved. Dr. Randazzo was advised to work through James Finger, the Town Planner, to determine an allowable site for the proposed sign.

The Commissioners voted unanimously to approve a modified application form as suggested by James Finger. The new form will identify both the applicant and the property owner in cases where they are not the same person or entity.

The Minutes of the July 29, 2009 minutes were approved.

It was suggested that the Commissioners add information regarding appropriate materials for driveways to the draft Guidelines for Property Owners.

Dave Dupuis suggested that the Commissioners would benefit from a demonstration of some of the latest developments in window technology. He offered to arrange a demonstration with representatives of Marvin Windows. The Commissioners agreed that this would be useful.

The next meeting of the Windham Historic District Commission will be October 28, 2009.

The meeting was adjourned at 9:15 pm.

Respectfully Submitted,

Nancy Ames