

Town of Windham Historic District Commission

Public Hearing, Wednesday, June 26, 2013: Minutes

The Public Hearing of the Windham Historic District Commission was held at the First Congregational Church, 4 Windham Center Road on June 26, 2013, at 7:30 PM to receive public comment on the following applications for Certificates of Appropriateness:

- Michelle McGowan, 63 Windham Center Road, who wishes to remove and replace an existing barn/garage with a new garage/in-law apartment; and
- Windham Public Schools, proposing the installation of 6 (increased at the meeting to 7) light fixtures in the parking lot of the Windham Center School, 45 North Rd.

Present were: Andrea Murphy, 59 North Rd; Alton Nichols, 52 North Rd; Wayne Donaldson, Director, Buildings and Grounds, Windham Public Schools; Haley, Michelle, and Mary Ann McGeowan, 63 Windham Center Road; Alice Burns-Decelles, Commissioner; Nancy Thorpe, Commissioner; David Dupuis, Alternate Commissioner; William McMunn, Chairman.

The Public Hearing was called to order by Chairman, William McMunn at 7:30. Before considering the business at hand, Mr. McMunn addressed the question from Mr. Nichols as to how residents are notified of Public Hearings and monthly meetings of the Windham Historic Commission. Mr. McMunn explained that notices are published in the Chronicle, posted at Town hall, and available on the Town of Windham Web-site.

The following applications were presented and discussed:

- Lighting at the Windham Center School Parking Lot: Mr. Wayne Donaldson described current problems and proposed solutions to create a safer environment outside the school for after-school activities occurring after dark. Six lights are proposed, three on the playground side and three on the North Road side. He described the design of the poles, protective bases, and the fixtures. The globes will be shaded so as to direct light to areas where it is needed and reduce light pollution to neighboring properties. These LED lights will be placed approximately two feet off the paved area, and stand ten feet high. The lights will be switched by the combination in series of a timer and a motion detector, so the lights will only come on during the set period of the evening and when activity is detected in the parking lot. Concerns about light pollution were expressed by neighboring residents and commissioners, all of whom found Mr. Donaldson's explanations satisfactory. A parent confirmed that the current lack of lighting poses a hazard to staff, parents and children attending night activities. It was suggested that a 7th light be placed by the dumpsters outside the side exit used during such activities. Commissioner Burns-Decelles complimented Mr. Donaldson for the research he has done prior to bringing the proposal to the commission and for the respect for neighboring concerns as well as the surrounding historic area. The commissioners agreed to modify the proposal to include the 7th light as discussed.
- 63 Windham Center Road: The original application for a new garage/in-law apartment, replacing the current barn needed to be modified to accommodate a change in height of the building to 25 feet, as required by Windham Zoning Board of Appeals; the footprint was also shortened and the garage doors were placed on the front elevation of the proposed structure. The recommended windows are "true divided light" design, the garage doors will be solid wood, the roofing asphalt shingles,

matching the existing roof on the house. The exterior sheathing will use a vertical motif like that of the main house on the property.

The Public Hearing was closed at 8:12 PM.

Commission Meeting, June 26, 2013: Minutes

The regular meeting of the Historic Commission was called to order by Chairman, William McMunn at 8:12 PM. Minutes of the previous meeting are posted on the Town web-site. There were no changes.

Certificates of Appropriateness approved:

- Motion to grant a Certificate of Appropriateness to the Windham Public Schools for outside lights around the Windham Center School parking lot as described in the application and modified at the public hearing to add a 7th light near the exit used for evening activities, with the lights to be switched by the combination of a timer and a motion detector in series. The motion was seconded and passed unanimously.
- Motion made and seconded to grant a Certificate of Appropriateness for a new garage/in-law apartment to replace an existing barn at 63 Windham Center Road, as modified by the applicant to accommodate roof height and other architectural details required by the Windham Zoning Board of Appeals. Commissioners stipulated that the owner report back at the July Commission meeting, or in any case before beginning construction, to enable the Commission to review some details not specified in the drawings presented at the Public Hearing, including more precise specification of the placement and aspect ratios of the windows. The originators amended the motion to include demolition of the present structure to make way for the new structure. The motion passed unanimously.

Other items:

- Placement of the restored notice board formerly at the intersection of Plains Road and Windham Center Road has been discussed with the librarian at Windham Free Library and a location identified on the Green diagonally opposite the Library entrance and far enough into the Green to permit parking along the road. Concerned that perhaps in that location only library patrons and those living in the immediate vicinity would see notices posted there, a commissioner suggested that the notice board be placed beside the Hunt Office near Plains Road for greater visibility. That option will be reviewed with the Library and the Town for feasibility. Once a site is selected the Town Public Works Department will move the iron pedestal and assemble the notice board on it.
- The house at 11 Plains Road, #45 in the Historic District has been condemned.
- The Town has opened a new access road from North Road at the north edge of the Historic District (the future Town recreational area between 71 and 91 North Road) for use by the farmer currently renting the property for agriculture. The Commissioners expressed their hope that when the recreation area is developed this new road will be used only for secondary or emergency access, because of the hazard of increased traffic so near the Jennings Lane intersection.

The next regular meeting will be on July 31st at the Congregational Church. Meeting adjourned at 9:00PM.

Respectfully submitted,
Nancy S. Thorpe, Commissioner