

**SANBORNTON HISTORIC DISTRICT COMMISSION  
MINUTES- March 5, 2024 at 7:00 P.M.  
Town Hall- Meeting House Hill Road  
Sanbornton, New Hampshire 03269**

**DRAFT**

1. The Meeting was called to Order by the Chair Franz Vail at 7:02 P.M.
2. Members present were: Franz Vail, Nina Gardner, Sam Swartz, Select board representative Brandon Deacon, and alternate Barbara Whetstone. The Chair appointed Barbara Whetstone as a voting member to fill the vacant position for this meeting.
3. Nina Gardner agreed to take the Minutes.
4. Review/ approval of July 11, September 7, 2023 and February 13, 2024 meeting minutes.

On a Motion made by Nina Gardner, seconded by Sam Swartz, the Minutes of the July 11, 2023 meeting were approved. Barbara Whetstone abstained as she was not present at the meeting.

On a Motion made by Sam Swartz, seconded by Brandon Deacon, the Minutes of the September 7, 2023 meeting were approved. Barbara Whetstone and Franz Vail abstained as they were not present at the meeting.

On a Motion made by Sam Swartz, seconded by Barbara Whetstone, the Minutes of the February 13, 2024 meeting were approved. Nina Gardner abstained as she was not present at the meeting.

5. Public Hearing.

At 7:15 P.M. the Chair, Franz Vail, opened the Public Hearing on the proposed reconstruction of a deck on property owned by Sam Swartz and Linda Mangion, 22 Meetinghouse Hill Road, Tax Map 26, Lot 14. He noted that abutter notices were sent out and a Public Notice appeared in the newspaper.

Sam Swartz recused himself as a voting member of the Commission. He then proceeded to explain the proposal before the Commission. This is to be a reconstruction of the existing deck on the south side of the residence. It will be replaced exactly as it is. It will be the same size, same footprint, and constructed out of wood. Since they are replacing the structure it will need to be built to modern construction codes. The proposed structure will have new balusters and spacing. It might also be possible that the footings may need to be replaced. The deck is 12 ft. by 8 ft. and really not designed for entertaining as it is so small. Franz Vail had shared a booklet from Portsmouth depicting square balusters. Continuing, Sam Swartz stated the painted trim will be Goodwin Green, the deck is a gray tone like the rest of the porch. The lattice will be horizontal square openings, not angled as modern lattice. It will be constructed using wood.

As the hearing was posted from 7:15-8:00 PM, the Chair noted that there were no abutters present. There were no additional questions from the members of the Commission. The hearing was recessed at 7:40 PM and the next agenda items were moved forward for discussion.

7. Items for discussion.

Membership. Commission is short one full time member. Both Sam Swartz and Nina Gardner were advised to seek reappointment by the Board of Selectmen. Both indicated that they had filled out and submitted the necessary paperwork.

Franz commented that no one from the Planning Board had stepped forward to serve on the HDC so in that eventuality that no one would, he would recommend to the BOS that alternate member Barbara Whetstone be made a regular voting member of the Commission.

Zoning Ordinance revisions- Franz noted that the setback requirements in the Zoning Ordinance are nonexistent and he would work with the Planning Board to develop a proposal to address that. These would need to be submitted for approval by the Planning Board and ultimately by the voters.

Filing of HDC materials in the Town Office is still an on-going issue. Both he and Nina Gardner indicated that the materials they had were now in the file but that it needed to be organized. That is a matter that needs attention going forward.

Coordination with the New Hampshire Department of Historic Resources will need to continue. But presently that has not been either a focus of theirs or ours.

6. With the time now approaching (7:58 PM) 8:00 P.M. and the end of the posted time frame, the recessed public hearing on the Swartz/Mangion deck replacement/rebuild project was reopened. There were no abutters present and no further questions from commission members. The hearing was closed at 8:00 P.M.

On a Motion made by Brandon Deacon, seconded by Barbara Whetstone, the application for a rebuild of a deck on the property of Sam Swartz and Linda Mangion, 22 Meeting House Hill Road, Tax Map 26, Lot 14 was approved. The vote was unanimous, with Sam Swartz abstaining. Franz Vail indicated that he would complete the required Certificate of Approval and get it to the Town Office.

Sam Swartz returned to participation in the meeting.

8. New or Other Business as brought forward by members.

None

9. Set next meeting.

The next meeting would be called as needed by the Chairman.

10. Adjourn.

On a Motion made by Sam Swartz, seconded by Barbara Whetstone, the meeting was adjourned at 8:10 P.M. The vote was unanimous.

Minutes prepared by Nina Gardner from notes taken at the meeting.