

Historic District Commission
August 21, 2025
Final Minutes

Call Meeting to Order: Grayson Shephard, Chairman, called meeting to order at 7:00 pm in the Novak Room of the Exeter Town Office Building.

Members Present: Grayson Shephard, Chairman, Verity Boyer, Gwen English, Planning Board Rep., Pam Gjetum, Clerk, Julie Gilman, Select Board Rep.

New Business: Public Hearing; Continued public hearing on the application of Brian Melick of Greenwing Construction (on behalf of Paul and Jenn Young) for review of a proposal for the demolition of an existing porch and garage and change in appearance for the proposed construction of a new 5' x 14' porch with hip roof and new 3 bay garage on the property located at 84 Front Street.

Grayson said, we are here for the continued public hearing for the property located at 84 Front Street. We have seen this application a couple of times and I think everyone was here for the first go around except for Julie. I don't know if you have any questions about the application and Julie said she did not. We left off with the overall design and there were some material questions.

Brian said, we sent you two different options for windows. One is Marvin and the other is Green Mountain.

Grayson said, you only sent the Green Mountain.

Brian said, the Marvin is an aluminum clad window as opposed to the Green Mountain that is all wood. It does have a historical component to it. It has the appearance of being historical, but it is just not wood. We just have to figure out if we are going to do a 6 over 6 or a 2 over 2 because the current house has both. The garage will be the 6 over 6.

Julie said, at the last meeting did the board have any questions about the type of garage door. Arched or flat?

Grayson said, we did not get into that aspect of it.

Brian said, the garage door, you have some styles that we looked at and I honestly forget which one we picked but it would be basically a wood cladding and it will be flat because there are no arches on that structure at all.

Grayson then asked if anyone had any thoughts or questions about the window proposals?

Julie said, do they have simulated divided light?

Brian said, absolutely they have simulated divided light with spacer bars.

Brian said, there is no change in the windows in the existing structure, only the new structure.

Verity said, just based on what is written in our guidelines about material, a Green Mountain window would be better.

Paul said, Green Mountain windows would be fine.

Grayson said, we were looking for clarification on materials for the porch.

Brian said, I gave Barbara a sample of that. Do you have that?

Grayson said, we do not have anything here.

Brian said, we will be using Acre and it is harder than Azek. It is still going to be rot resistance and once painted, you cannot tell the difference.

Grayson said, I think that was the only thing we were looking for on the porch. Do we have any more questions on the porch design? There were none. We can move to the garage, which we discussed the windows. The next question was the garage doors.

Julie said, do you have a particular design that you prefer?

Brian said, the email I sent Barbara had two numbers that I listed.

Julie said, the windows are 2 over 2 in the garage? Brian said, they are 6 over 6.

Verity said, what portion of the porch is going to be done in the azek material?

Brian said, it is going to be the exterior, the trim around it. The trim will wrap around the bottom of the deck and frame out the wood lattice

Paul said, it is only the frame. We will be using wood on the rest of it.

Grayson asked for a motion to accept the application as complete. Pam said, move to accept. Julie seconded. All were in favor and application was accepted.

Grayson then asked for a motion to approve with three conditions that were discussed.

Pam made a motion to approve with three stipulations which are: Stimulated divided light, the garage doors are No. 6 or 12 and the windows in the garage will be 6 over 6. Julie seconded. All were in favor and the application was approved.

Other Business: Approval of minutes from June 18, 2025. After review and a few changes, Gwen made a motion to approve the minutes as amended. Verity seconded. All were in favor and the minutes were approved.

Julie said, the Town Planner who has been coming to our meetings is out on a personal need for 6 to 8 months. This does

not affect our Certified Local Government Grant and I am going to be the point person now.

The town budget is coming up and I am working on that too. When we started this project that we are doing this year, the idea was to continue down in groups of properties starting at the east end of High Street and then do another chunk next year. I am proposing to budget another \$20,000.

Also, the Heritage Commission is going to do another presentation on one of our historic surveys .

Grayson said, I got an email from someone from 65 High Street who asked about replacing. Does replacing include tearing down the current structure. I am assuming the answer is yes but did not want to respond.

Julie said, they are demolishing a porch? Grayson said, yes. Julie said that might be a project that the town planner and the building inspector go out and review

Julie said, I would send the email to Barbara and Doug Eastman for their opinion.

With no further business, Pam made a motion to adjourn. Julie seconded. All were in favor and the meeting was adjourned at 7:45 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary

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