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cutting. If some of the screen area has previously been cleared, the Planning Board may require replanting.

7.10.4.9 Other Restrictions

No Lot may be further subdivided. Boundary line adjustments and mergers are permitted if they do not defeat the requirement that there shall be at least one lot of less than 4 acres in the subdivision or reduce the size of any lot of less than 4 acres as originally laid out. A statement to this effect shall be set forth on the Final Plan and shall be contained in the deeds of all lots.

Overlay Districts

Article 8 Historic District

8.1 Authority and Purpose

This Article is adopted pursuant to the authority granted in NH RSA 674:45-50 and is intended to re-codify the Hancock Historic District Ordinance adopted in 1975. The regulations in this Ordinance shall overlay and supplement the regulations in the Town of Hancock Zoning Ordinance, and shall be considered part of the Zoning Ordinance for purposes of administration, enforcement and appeals under state law. If any provision of this Ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall govern.

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and continued use of buildings, Structures, sites and areas within the Historic District defined in this Ordinance having historical, architectural, cultural, or design significance are required in the interest of the economic prosperity, cultural enrichment, health and general welfare of the community.

The purposes of this Ordinance are to:

- 8.1.1 Safeguard the heritage of the Town of Hancock by providing for the protection of the Structures and areas representing significant elements of its cultural, social, economic, political, and architectural history.
- 8.1.2 Enhance the visual character of the Town by encouraging and regulating the compatibility of new construction within the Historic District to reflect or respect established architectural traditions.
- 8.1.3 Foster public appreciation of and civic pride in the beauty of the Town of Hancock and the accomplishments of its past.

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8.1.4 Strengthen the economy of the Town of Hancock by protecting and enhancing the attractiveness of the community to residents, tourists and visitors.

8.1.5 Conserve property values within the Town of Hancock; and

8.1.6 Promote the private and public use of Structures and areas within the Historic District of the Town of Hancock for the education, pleasure, prosperity, and general welfare of the community.

8.2 District Defined

The description is developed with reference to a related map of the Main Street area of Hancock with title "Map of the Village of Hancock, N.H. – Plot of Area Designated as a Historic District" and dated in September 1974.

Distances specified in the description are as scaled from the map. Point locations are in accordance with map designations.

Beginning at the Southwest corner of Pine Ridge Cemetery at Point 1, as established by Cemetery stone boundary wall and continuing in a straight line, past the South side of the Town School, across Sand Hill Road to a granite post boundary marker at the property line of N/F Wilbur.

From the intersection of this line with the center line of Sand Hill Road at Point 2, Southerly along the center line of Sand Hill Road 150 feet to Point 3, thence Easterly 300 feet to Point 4, thence Northerly across Hosley Road 200 feet to Point 5 located 250 feet South of Main Street center line.

From Point 5 easterly along a straight line running generally parallel to Main Street and 250 feet South of its center line, continuing to the center line of Forest Street at Point 6.

From Point 6 Northerly along the center line of Forest Street 170 feet to the junction of Forest Street with Norway Hill Road at Point 7, thence Northeasterly across said junction to the Northerly side of Norway Hill Road at Point 8.

From Point 8 Southeasterly along the North side of Norway Hill Road to the boundary line between the properties N/F of Stearns and Moore at Point 9, thence Northerly along said boundary line to the property line N/F of Quinn at Point 10.

From Point 10 Northerly along a straight line to the Fire Hydrant located at the junction of School Street and Bennington Road. Point 11 is established on this line at its intersection with a straight line 11-12 extending through two granite post markers on the Northerly property line N/F of Gould.

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From Point 11 Northwesterly along a straight line to Point 12 at one of the two aforementioned granite post markers.

From Point 12 Southwesterly along a straight line generally parallel to Bennington Road 400 feet to Point 13 located 80 feet Easterly of the center line of School Street and 300 feet Northerly of the center line of Main Street.

From Point 13 Westerly along a straight line generally parallel to Main Street, across School Street and continuing to the Northeasterly corner of the Pine Ridge Cemetery boundary wall at Point 18.

Beginning at Point 14, the intersection of line 13-18 with the Easterly side of Norway Plain Cemetery driveway, Northerly along said driveway and continuing along the Cemetery boundary Easterly to Point 15, thence Northerly and Westerly to Point 16 on the Easterly shore line of Norway Pond adjacent to the Northernmost point of the Cemetery boundary. From Point 16 along the aforementioned shore line to intersection with line 13-18 to Point 17.

From Point 17 along aforementioned line 13-18 to Point 18 thence along the Westerly boundary wall of Pine Ridge Cemetery through Point 19 to point of beginning.

8.3 Historic District Commission

8.3.1 There is established a Historic District Commission, consisting of five (5) members, to be appointed by the Board of Selectmen, at least one of whom shall be a resident of the Historic District, one shall be a member of the Board of Selectmen, and one shall be a member of the Planning Board.

8.3.2 Each member shall serve for a term of three (3) years.

8.3.3 There shall be three (3) alternate members appointed by the Board of Selectmen, whose terms shall be three (3) years.

8.4 Powers and Duties of Historic District Commission

The Historic District Commission shall have the following powers:

8.4.1 To adopt and amend regulations for the administration of the Historic District.

8.4.2 To administer this Ordinance and the regulations adopted by the Commission within the Historic District.

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8.4.3 To review all applications for permits for construction, alteration, removal, or demolition within the Historic District, provided, however that the review of such applications shall be limited to those considerations which will have an impact on the character and integrity of the District.

8.4.4 To consult with other Boards and officers of the Town, or with historical, cultural, or educational groups, or persons to reach an informed decision.

8.4.5 To accept and use (with the approval of the Selectboard) gifts, grants, or contributions for the exercise of its functions.

8.4.6 To exercise powers of enforcement to the full extent provided in NH RSA 674:50.

8.5 Regulations

8.5.1 Regulated Activities

No person shall construct, alter, repair, move, or demolish any building, Structure, or improvement which lies within the Historic District without first obtaining a certificate of approval from the Historic District Commission.

8.5.2 Historic Commission Review

For the purpose of this Article, the following activities shall be reviewed by the Historic District Commission:

8.5.2.6 Erection, alteration, repair, sand blasting, abrasive cleaning, relocation, or demolition of the building or Structure, and construction on any site.

8.5.2.7 Erection, alteration, or removal of any exterior or visible feature of a building or Structure.

8.5.2.8 Construction, reconstruction, or repair of any stone wall or fencing; and

8.5.2.9 Grading, Excavation, or removal of stone walls, fences, and trees.

8.6 Exemptions

The Historic District Commission shall not require review of the following activities:

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8.6.1 Ordinary Maintenance and Repair

Ordinary maintenance and repair of any architectural feature which does not involve removal or a change in design, dimensions, materials, color or outer appearance of such features.

8.7 Application Procedure

The following procedures shall be followed in processing applications for approval of work covered by this Article:

8.7.1 Application

An application, on forms established by the Historic District Commission, shall be submitted to the Historic District Commission for review and approval of any work to be performed within the Historic District of the Town of Hancock.

8.7.2 Fees

The applicant shall be required to pay an application fee and legal notice fee as established by the Historic District Commission.

8.7.3 Project Description

The application shall include a narrative description of the project and graphic materials of sufficient clarity and detail to give the Commission a clear and certain understanding of the applicant's intention regarding the work contemplated and its consistency with the Historic District Ordinance and regulation.

8.7.4 Application Documents

The applicant shall supply site plans, building plans, elevations, perspective sketches, photographs, building material samples, or other information reasonably required by the Commission to make its determination of approval or disapproval.

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8.7.5 Review by Additional Town Officials

In reviewing the application package, the Commission may request reports and recommendations regarding the feasibility of the applicant's proposal from the Planning Board, Fire Chief, Building Inspector, Health Officer, and other administrative officials who may possess information concerning the impact of the proposal on the Historic District.

8.7.6 Hearing

The Historic District Commission shall conduct a hearing on all applications, providing notice as required by law to each abutting property owner and the general public.

8.7.7 Approval

The Commission shall issue a certificate of approval or notice of disapproval within ten (10) days of the date of the final hearing unless the applicant shall agree to an extension in writing.

8.8 Review Criteria

In making a determination on an application, the Historic District Commission shall take into account the purposes of this Ordinance and consider, but not be limited by, the following:

8.8.1 Historical, Architectural, or Cultural Value

The historical, architectural, or cultural value of the subject building(s), Structure(s), or landscape(s), and their relationship and contribution to the setting.

8.8.2 Compatibility

The compatibility of the exterior design, arrangement of elements, texture, and materials proposed to be used in relationship to existing buildings or Structures and their settings.

8.8.3 Painting or Repainting of Buildings or Structures

8.8.3.6 Colors employed shall be consistent with that of the balance of the District and shall be presented in a conventional manner.

8.8.3.7 Unconventional designs, colors, or color combinations are prohibited.

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8.8.4 Scale and Size

The scale and general size of new construction in relation to existing surroundings with consideration of such factors as height, width, street frontage, number of stories, roof type, façade openings, and architectural detail.

8.8.5 Other Factors

Other factors, including yards, off-street parking, screening, fencing, entrance drives, sidewalks, signs, lights, and /or landscaping which might affect the character of any building or Structures within the District and similar factors which relate to the setting for such Structure or grouping of Structures.

8.8.6 Project Impact

The impact that the applicant’s proposal will have on the setting and the extent to which it will preserve and enhance the historical, architectural, and cultural qualities of the District and community.

8.8.7 Compatible Use

Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, Structure, site, and its environment.

8.8.8 Historical Preservation

The distinguishing original qualities or character of a building, Structure, site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.

8.8.9 Alterations

All buildings, Structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

8.8.10 Appropriate Changes

Changes which may have taken place in the course of time are evidence of the history and development of a building, Structure, site, and its

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environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

8.8.11 Stylistic Features and Examples of Skilled Craftsmanship

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, Structure, or site shall be treated with sensitivity.

8.8.12 Restoration vs. Replacement

8.8.12.6 Deteriorated architectural features shall be repaired rather than replaced, whenever possible.

8.8.12.7 In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities.

8.8.12.8 Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or Structures.

8.8.13 Cleaning

The surface cleaning of Structures shall be undertaken with the gentlest means possible. Sand blasting and other cleaning methods that will damage the historical building material shall not be undertaken.

8.8.14 Preservation of Archaeological Resources

Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

8.8.15 New Design

New designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

8.8.16 Additions or Alterations

Whenever possible, new additions or alterations to Structures shall be done in such a manner that if such additions or alterations were removed

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in the future, the essential form and integrity of the original Structure would be not impaired.

8.8.17 Demolition or Relocation of Buildings or Other Structures

8.8.17.6 Before a building or other Structure is demolished or moved out of the district or neighborhood, the applicant shall, in good faith, prepare a detailed plan for reuse of the vacated site which the Commission determines shall meet the requirements of a certificate of approval.

8.8.17.7 Such certificates of approval for demolition, relocation, or reuse shall only be granted upon a showing by the applicant that to deny such certificate would result in a hardship unique to the property in question and that such hardship is not common to the neighboring properties within the district or neighborhood.

8.9 Certificate of Approval

8.9.1 No Building Permit shall be issued and no construction, repair, demolition, reconstruction, or removal of buildings, Structures, stone walls, fences, or trees shall occur without first receiving a Certificate of Approval from the Historic District Commission.

8.9.2 Modifications to an application must be reapproved by the Historic District Commission at a regular public hearing.

8.9.3 In the event that an unanticipated modification is discovered to be necessary during the actual construction process, the Hancock Building Inspector may allow a reasonable substitution in design or materials. The applicant shall then immediately file an amended plan with the Historic District Commission.

8.10 Appeals

Any person or persons jointly or severally aggrieved by a decision of the Historic District Commission shall have the right to appeal that decision to the Zoning Board of Adjustment in accordance with state law.