

Minutes approved at October 20, 2011 meeting

## Exeter Historic District Commission

Nowak Room Exeter Town Office Building

September 15, 2011

Members present: *Wendy Bergeron, Fred Kollmorgen, Nicole Martineau, Julie Gilman and Pam Gjettum, Chairwoman*

### Call Meeting to order

Chairwoman Pam Gjettum called the meeting to order at 7:05 pm in the Nowak Room. Ms. Gjettum welcomed Nicole Martineau as a new member of the Commission.

### New Business: Public Hearings

**1. Continued discussion on application of Jeff Turner (d/b/a The Green Bean on Water) for replacement of windows in the structure at 33 Water St. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-29. Case #11-06**

Mr. Turner asked the application be tabled as the decision on the replacement windows (at this particular site in the renovation) has not been made. The Chair agreed to table the application.

**2. The application of The Schutz Family Revocable Trust of 2009 for replacement of an existing fence on property at 56 High Street. The subject property is located in the R-2 Single Family Residential zoning district. Tax Map Parcel #71-36. Case #11-17.**

The contractor (Brentwood Fencing), representing the applicant explained to the Commission the property owner wished to remove the present stockade fencing (picture filed with application) and replace with a style of fencing presently in place on one side of his property. The style of the fencing was shown to the members on his digital tablet. Ms. Gilman asked he electronically send a photo of the fencing to the Planning Department. Mr. Kollmorgen moved to accept the application. Ms. Gilman seconded; motion carried. Ms. Gjettum explained by accepting the application, it permits the Commission to discuss the application in more detail.

Mr. Kollmorgen inquired on the construction of the posts. The contractor stated the posts are solid white cedar. As to it being stained or left to weather, he felt it would be allowed to weather to match the existing fencing.

Ms. Gilman made the motion to approve the application: seconded by Mr. Kollmorgen. Motion carried.

**3. The application of Jeff Turner and Lori Whitney (d/b/a The Green Bean on Water LLC) for the installation of "river view" windows in the building located at 33 Water Street. The subject property is located in the WC-Waterfront Commercial zoning district.**

Mr. Jeff Turner stated they were doing renovations to the property. In removing the furnace and old tank on the outside of building structural deficiencies were found in the wall which necessitated rebuilding the wall. In doing so, it was hoped, by this application, to put in place four (4) windows: three (3) 32"x 60" windows and a 64"x 64" window. They would be fixed windows; dark brown, double paned with a between-the-glass grille. The exterior would only be visible from across the River. Ms. Gilman

stated she did not have a problem with new windows; just that they be durable. Mr. Kollmorgen moved to accept the application: seconded by Ms. Bergeron. Motion carried.

Mr. Kollmorgen wished for more details on the materials for the windows. Mr. Turner explained the bricks were to be removed and the windows set in place with wood framing. They would be dark brown with the interior vinyl grille with wooden sills. As to the windows being fixed, Mr. Turner explained with the prevailing wind patterns there was no advantage if they did not open. With no further comments, Mr. Kollmorgen moved to accept the application: seconded by Ms. Gilman. Motion carried.

**4. The application of Julie DiCarlo and Kristine Meier for a change in exterior appearance (color) to the door at 187 Water Street. The subject property is located in the WC-waterfront Commercial zoning district. Tax Map Parcel #72-17/ Case #11-19.**

Mr. Bernard Yankowski, representing Ms. DiCarlo and Ms. Meier, stated the door had been painted and apologized for not being aware of the necessity of submitting an application before the painting. Ms. Gilman replied he didn't actually need to submit an application. Mr. Kollmorgen read from Town Zoning Ordinance 8.8.2 B pertaining to exterior maintenance and repairs (including but not limited to painting and staining) are not within the jurisdiction of the HDC. He was thanked for his willingness to address the issue.

**Other Business:**

- Approval of April 21, 2011 minutes Mr. Kollmorgen motioned to approve. Ms. Gilman seconded: motion carried.
- Approval of May 19, 2011 minutes Mr. Kollmorgen motioned to approve. Ms. Gilman seconded: motion carried.
- Approval of June 16, 2011 minutes Ms. Bergeron motioned to approve. Ms. Gilman seconded: motion carried

Ms. Gjetton reported she attended a Zoning Ordinance Review Committee (ZORC) meeting that morning where Julie LaBranche of the Rockingham Planning Commission spoke on Form Based Codes (FBC). She found it interesting and the intent seemed to be for its use on Portsmouth Avenue and the Epping Road. Another meeting is scheduled for September 28, 2011 at 8:15 am to continue the discussion.

The Chair made a motion to adjourn at 7:28 pm. Motion seconded by Mr. Kollmorgen and carried.

Respectfully submitted,

Ginny Raub  
Recording Secretary