

Draft Minutes

Historic District Commission

March 16, 2012

Members present: Len Benjamin, Ron Schutz, Selectman rep. Julie Gilman, Fred Kollmorgen and Pam Gjettum, Chairman

Call Meeting to Order

Vice Chairman Ron Schutz called the meeting to order at 7:03 pm in the Nowak Room in the Exeter Town Office Building.

New Business: Public Hearing

1. The application of Green Bean on Water LLC for change in appearance of the courtyard area located at 33 Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-29. Case #12-01

Mr. Jeff Turner, owner of Green Bean, began his presentation by referencing the drawing and photograph and an outline of the proposal as submitted with the HDC application. The five (5) items as outlined in his application were:

- a. Adjust and repair (existing) wooden picket fence
- b. Move existing entry to court yard by approximately 3 feet to the left (west)
(as drawn in the submitted photograph)
- c. Mark entry with wooden arbor –incorporate the iron gate at front of building into the arbor
(iron gate is currently located just to the left of entrance to restaurant)
(as drawn in the submitted photograph)
- d. Place a new wooden door/painted door where the iron gate was
- e. Place a wooden patio over existing dirt (portion of the courtyard)

Mr. Turner commenting on the height of deck, noted the contractor showed on the plan (drawing) two 6” steps onto the deck but that wasn’t finalized; could be just the one 6” step. Mr. Schutz noted the drawing (submitted with the application) shows the deck at a height of 12” and that is what the HDC is acting on. He added because there was no detailed drawing to see the elevation he was uncertain of the appearance of the deck coming up to the picket fence; was concerned in doing so would result in the fence being only three feet when standing/sitting on the patio; this could present a safety issue with a gap on the sides. He felt it was just an unusual situation to have a raised area behind an existing fence; doesn’t look finished.

Mr. Turner saw Mr. Schutz’s point and as a business owner he would not permit any structure that could potentially be a safety issue.

Ms. Gilman was assured the deck would have a natural finish or allowed to age naturally.

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Mr. Kollmorgen asked to the construction of the *new cart garage* as shown on the plan. Mr. Turner explained they use a dumpster across the street and a wagon is used to transport the waste materials. Currently it is just sitting in the courtyard; this would be an enclosure for the wagon. It is to be constructed of hardwood; a box design.

Mr. Kollmorgen moved to *accept* the application; seconded by Ms. Gilman.

(Ms. Gjettum assumed the role of chairperson at this time)

With no further discussion, Ms. Gjettum called for the vote. Vote: motion carried to *accept* the application

Continuing the discussion towards approving the application Ms. Gilman asked of the new wood door. Mr. Turner replied it would be a custom made wood door painted one of the exterior colors of the building.

Returning to the decking, Mr. Turner stated the roots of the trees in the courtyard are pushing up the ground preventing them from hardscaping the space so he turned to constructing a platform. It was the intent to keep the deck as low to the ground as possible.

Mr. Kollmorgen asked if Green Bean would be receptive to the provision of increasing the diameter of the circles/cutouts around the trees to allow for growth but permit the height of the deck to be lowered as much as possible as a provision. Mr. Turner felt it was a reasonable compromise.

Mr. Kollmorgen moved the application be approved subject to increasing the size of the tree holes as necessary to lower the patio as much as possible. Mr. Schutz added it (the deck) would need to have a 6-7" step; Ms. Gilman also added the front fascia (fronting the street) be painted or stained a dark color or allowed to age naturally. Motion seconded by Mr. Schutz. Vote: unanimous. (It was clarified it was all one motion; the additional requests were added before the motion was seconded.)

2. The application of Uli and Tom Emmerling for a change in signage at 85A Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-29. Case #12-02

Ms. Uli Emmerling speaking to the application brought with her the smaller of the proposed signage for her ice cream/confection shop (Sugar & Ice 2) at 85A Water St. The ice cream cone-shaped sign is to be hung on the existing iron brackets coming off the shingled "roof overhang" of the building. She added there is an outlet near the bracket if she wished to illuminate the sign but has no plans to do so. She was advised that would be another application if she chose to do so. There is to be a second flush mounted 4' H x 7' L sign; the same height as an adjacent commercial sign on the building.

Discussion focused on the total sq. footage of both signs; no specific ordinance was found to reference irregular shaped signs but was noted it was to be evaluated on a case by case basis. Ms. Gilman did not feel there was a problem in terms of "volume" (of the cone-shaped signs)

Mr. Kollmorgen moved to *accept* the motion: seconded by Mr. Benjamin. Motion carried.

Ms. Emmerling verified it was a wood-composite sign and Ms. Gilman commented on the colors chosen; no extreme contrasts.

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Mr. Schutz was assured the sign hanging from the bracket would be more than eight (8) feet from the sidewalk.

Mr. Schutz moved to approve the application; seconded by Ms. Gilman. Motion carried

Other Business

- Approval of the minutes from January 19, 2012 was tabled until April meeting
- A plan reading presentation by Ms. Gilman was tabled until next meeting
- Review of Master Plan Chapter 9 Historic and Cultural Resources
At the end of each chapter in the Town Master Plan are a set of Goals and the status of the Goals. Ms. Gilman stated the Town Planner has asked for suggestions/comments on this section. At an earlier meeting of the Heritage Commission they were reviewed and determined what the Heritage Commission should have some input; now would like comment from HDC. It was decided there should be time for review. There appeared to be some items that could be worked jointly with Heritage and ZORC. Copies will be made and sent out for next meeting.
- Certified Local Government grant workshop
Ms. Gilman attended the March 7, 2012 workshop mandatory for those towns wishing to apply for a CLG funding. At the workshop she learned of a town that used the grant funding to go through their historic districts and take a digital photograph to identify and document the contributing features of the buildings so if a project did come before the Commission for review of the property, there would be a record of what is there and if a feature is to be affected an opportunity is available to address in the design/project.

Discussion determined at one time an intern did take photographs but not progressed beyond that as there were not funds or personnel to type in the text (on the features) on the properties. Funds from the grant would allow a professional to do this. Funding comes from the NH Division of Historic Resources (DHR) and a certain portion is allocated among the State's nineteen Certified Local Government towns.

Ms. Gilman felt this is something she would like to pursue and was willing to write a letter of intent (to pursue funding) that is due by April 1, 2102. Consensus was it would be another data set for the on-line maps and would show where we are at this date and document the features of the property that are positive and should be maintained if such property comes under review. With the comment that it was a worthwhile project, Ms. Gilman was encouraged to write the letter of intent to pursue the grant.

Adjournment

With no other business for discussion, Mr. Kollmorgen moved to adjourn; seconded by Ms. Gilman. Motion carried. Meeting adjourned at 7:40 pm

Respectfully submitted,

Ginny Raub

Recording secretary