

**Exeter Historic District Commission
March 21, 2013**

Members present: Fred Kollmorgen, Wendy Bergeron, Heritage Commission rep. Julie Gilman and Pam Gjettum, Chairwoman

Call Meeting to Order

Chairwoman Pam Gjettum called the meeting to order at 7:00 pm in the Nowak Room in the Town Office building.

New Business: Public Hearing

Continued discussion on the application of Green Bean on Water LLC for new construction and exterior changes to the structure located at 33 Water Street. The subject parcel is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-37. Case #12-17.

(Postponed until the April meeting at the Applicant's request)

The application of Exeter Mills, LLC for the proposed construction of a docking system (fixed pier and access ramp with pier installation of a docking structure) on the property located at 10 Chestnut Street. The subject property is located in the R-5, Multi-Family zoning district. Tax Map Parcel #64-51. Case #12-18.

Mr. Matt Assia, representing Chinburg Properties on behalf of Exeter Mills, LLC addressed the Commission and noted they are seeking approval for a fixed pier, floating ramp and dock from the Commission. The proposed dock is intended to provide access to the Squamscott River for canoes, kayaks etc. for the residents of the Exeter Mills Apartments. Mr. Zachary Taylor of Riverside and Pickering, the marine contractor for the project walked the members through the application packet including a site map, location of, photo sheet of proposed location, and detail/specification drawings. Pressure treated southern yellow pine and stainless steel fasteners will be used in construction; standard pier (marine) construction. It is to be sited approximately 580 feet from the String Bridge abutments; zoning ordinance requires any structure be at least 400 ft. from String Bridge.

Ms. Bergeron moved to *accept* the application; seconded by Mr. Kollmorgen. Motion carried.

From the public, Mr. Elliot Berkowitz an abutter from across the river stated he supported the project and Mr. Sandy Martin also spoke in support of the project; felt it was good for the downtown.

Mr. Assia noted the application is currently under review by DES and the Army Corps of Engineers; has not received a reply from NH Ports & Harbors. The NH Division of Historical Resource found no negative comments. Ms. Gilman asked if they were advised by DES on the ongoing study of the Dam removal study and the consequences of such. Mr. Assia replied they have not.

From the public, Mr. Paul Scafidi, an abutter from Jady Hill asked about parking and non-residents parking to access the pier for launching. Another resident in the Jady Hill area voiced her concern over parking issues as a portion of her property is already used when people back onto her property to turn around.

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The concern was the enforcement of *for private use* as noted in application. Ms. Gilman explained the HDC can enforce what the Commission approves. If there is a violation it may be reported to the police or the Town Code Enforcement Officer for warning etc.

Mr. Kollmorgen moved to *approve* the application; Ms. Bergeron seconded. Motion carried.

Continued discussion on the application of the Exeter Area Chamber of Commerce for new signage at 24 Front Street. The subject property is in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-159. Case #12-14.

Mr. Mike Schidlovsky from the Exeter Area Chamber of Commerce met with the Commission in November 2012 on the placement of the Chamber sign at the Major Blake Hotel building at 24 Front St and was back to continue the discussion. His conversations with the Town Building Inspector, Mr. Eastman, and the opinion and options available for the applicant were provided a letter to the HDC. Mr. Eastman in his correspondence cited the Zoning Article 5.7.7 A on the sq. footage allowed and the square footage allowed for free standing signs. The letter also outlined the existing signage (on the Major Blake building) and their dimensions as that of the Chamber sign which they wish to re-purpose.

The closing paragraph suggested the HDC review the provision set forth in 5.7.6.B.5 (Special Cases) to allow for further discussion of the Applicant's proposal to replace sign post with a "two arm" design to accommodate the Chamber sign, the Major Blake sign and the associated businesses.

Mr. Schidlovsky stated he was unsure which direction to go; wanted advice of HDC and possibly consider an exception (under Article 5.7.6.B.5). Agreed could go wall mounted but was hesitance to attach to older brick building. Various scenarios were discussed but Ms. Gilman stated it keeps coming back to the size/scale of the two armed sign post in relation to the building; the sheer size of the Chamber sign (4' x 3.2') in combination with the other tenant signs doesn't work; felt surface mounting was the way to proceed. Discussion continued but acknowledged without the owner present was difficult to make a final decision.

In summary, if the owner wished to re-do his sign post in its current fashion and the Chamber sign is wall mounted that would be acceptable. Further discussion determined it would not be in conflict with the business located in the rear at the lower level. Also, the 12.6 sq. ft. Chamber sign is well below the stated maximum of 25 sq. ft. for a surface mounted sign. Although the location was not the most optimum (for the Chamber) it is the only way to go and will convey to the owner, Mr. Bourgeois. With the owner's approval Mr. Schidlovsky will return to HDC in April for the Commission's approval.

Mr. Kollmorgen moved to table the application pending the applicant (the EACC) obtaining permission from the owner to surface mount the Chamber sign to the exterior surface; seconded by Ms. Gilman. Motion carried.

(Mr. Schidlovsky returned shortly after exiting to inquire about illuminating the sign. It was determined from review of the ordinances it could be if (the light fixture) is directed solely at the sign)

OTHER BUSINESS:

- Approval of Minutes:

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Mr. Kollmorgen moved to accept the November 15, 2012 minutes as presented; seconded by Ms. Bergeron. Motion carried.

Approval of the December 20, 2012 minutes was tabled as there was not a quorum of members' present eligible to vote.

- Review of correspondence from NH Division of Historical Resources (NHDHR) Re: AT & T Mobility, LLC project at 10 Chestnut Street (Exeter Mills). Replacement of antennas, installation of fiber and power conduits and addition equipment on propose equipment pad.
Ms. Gilman stated that it is out of the HDC jurisdiction but because (ATT) is dealing with a federal agency the State has to review and then the State asked the Town Heritage and HDC to review; the Heritage did comment. In clarification of what is being proposed, Ms. Gilman noted there are presently antennae mounted on the exterior of the smoke stack at 10 Chestnut Street and they wish to replicate the same on the square smoke stack.
- Ms. Gilman reported the North Hampton Heritage Commission is hosting a meeting with the seacoast area Heritage Commissions on May 4, 2013. Nadine Peterson, from NH Division of Historic Resources will be there to answer questions and discuss questions, topics of interest from the attendees. Ms. Gilman stated if the HDC members had something they wished opinions/information to contact her and she would pass on to the North Hampton Commission; invitations will be sent out April 1, 2013.
- A concern over neon signs being displayed in the downtown was expressed to Ms. Gilman. She would like members review ordinance on signage for interpretation as these signs are displayed on the inside of store; is it the purview of the HDC. Ms. Gjettum felt more members need be present to discuss this. Mr. Kollmorgen thought be a job for ZORC.
- The Heritage Commission presented their program "March Of Times" on February 27 and again on March 2, 2013 at the Town Hall. It was developed from the maps depicting the areas of growth within the Town as generated from a CLG grant allowing a consultant to prepare the Town Wide Mapping survey; presentation is supplemented with narration, maps and photos coinciding with the era. Ms. Gilman prepared the PowerPoint presentation and would like to show to HDC; with the meeting being televised would be an opportunity for viewers to see also.

With no further business, Ms. Gjettum adjourned the meeting at 8:00 pm.

Respectfully submitted,

Ginny Raub
Recording Secretary