

# Draft Minutes

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Exeter Historic District Commission

May 16<sup>th</sup>, 2013

Pam Gjettum called the meeting to order at 7:00 p.m. in the Nowak Room in the Exeter Town Office building. Members present were: Nicole Martineau, Fred Kollmorgen, Len Benjamin and Patrick Gordon.

## **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.**

The representative from Green Bean was not in attendance so a motion was made to table the discussion, seconded by Mr. Kollmorgen. Motion carried – all in favor.

**The application of Matthew Kushner (d/b/a Denimrack) for the replacement of signage at 113 Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-25. Case #13-02.**

John Rista, a silent partner to Matthew Kushner addressed the board and explained replacement of signage on 113 Water Street. He explained the merge of Ablaze and Denimrack, both owned by the Kushner's, and their future plans. He also apologized for changing the sign without meeting with the Commission prior to the change.

Mr. Kollmorgen moved to accept the application. Motion carried – all in favor.

The Commission reviewed the following with Mr. Rista:

- The sign is to be made of wood.
- The brackets have changed to accommodate the weight of the sign but are acceptable
- The new sign meets the height requirement of 8ft off the sidewalk
- The sign is the same size as the existing sign (from Ablaze logo to Denimrack logo).
- Bulkheads should be painted Black

Mr. Kollmorgen read Section 8 of the Zoning Board guidelines and stated painting and staining are not within the jurisdiction of the Historic District Commission, therefore the Orange portion of the Denimrack logo is acceptable.

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A motion was made by Len Benjamin, seconded by Mr. Kollmorgen to approve the application contingent upon the bulkheads being painted Black. Motion carried – all in favor.

**The application of Geoffrey Andrew von Kuhn for an amendment to a previously approved design (Case #11-03) for the proposed construction of a connector structure between two existing buildings located at 89 Front Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel # 73- 301. Case #13-03.**

Mr. von Kuhn addressed the commission and explained he is working on correcting the connector of the two barns. He presented a drawing of the modification that showed the changes he would like to make that meet the commission request. He plans on repairing the connector using stainless steel hardware then planting wisteria in the arbor. The changes will be hidden. The connector will be 9 feet in height as it was previously.

A motion was made by Nicole Martineau to accept the application, seconded by Mr. Kollmorgen. Motion carried – all in favor.

Nicole asked Mr. von Kuhn to consider re-proportionating the entire arch. Mr. von Kuhn confirmed the archway will be flush with the building and the columns will be 6" x 6" inside with 8" square columns to match the original.

A motion was made by Ms. Martineau to approve the application based on the amendment of a flush archway between the two buildings, seconded by Chairwoman Gjettum. Motion carried – all in favor.

**The application of Marion and Nils Hanson for the proposed construction of additional fencing and a 12 foot-wide gate (across driveway) on the property located at 56 High Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-36. Case #13-04.**

Mr. and Mrs. Hanson addressed the commission and explained they are purchasing 56 High Street tomorrow, May 17, 2013. They are asking to complete construction on the existing gate and cedar fence. The back of the fence was recently replaced and the gate would match the existing fence.

Mr. Hanson confirmed the gate would be behind the granite post, right behind the garage. All of the hardware will be on their property and not on the street. Their intention to complete the fence and add a gate is safety for their child.

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A motion was made by Ms. Martineau to accept the application, seconded by Mr. Kollmorgen. Motion carried – all in favor.

A motion was made by Mr. Kollmorgen to approve the application, seconded by Mr. Gordon. Motion carried – all in favor.

Steve Wilson, the owner of Eventide Nursing Home, stated he addressed the board last year about adding two decks on the East side of the property. After construction began they found architectural errors. He presented a map of the site and explained he has been working with Doug Eastman, the Building Inspector, to resolve the error. Mr. Wilson would like to add (4) 5" x 5" wood posts to support the 42" deck as part of the original plan.

Other key points mentioned were:

- The railings will be made of plastic, 1" square dowels.
- The existing deck is vinyl.
- Mr. Wilson confirmed he is working with Mr. Eastman to ensure code is met.
- The railings are 42" high and the natural cut of the original plan.
- An official application is not required.

Ms. Martineau asked if the posts could be 6" square verse 5" square. Mr. Wilson advised the shape of the post did not make a difference to him.

It was confirmed that JSN, the structural architects, have approved the design being presented.

A motion was made by Mr. Kollmorgen to approve the addition of 6" posts supporting the porches on the East side of 81 High Street, seconded by Len Benjamin. Motion carried – all in favor.

### **Other Business**

A motion was made to table the minutes from the last two meetings until Julie Gilman and Wendy Bergeron are present.

### **Election of Officers**

Chairwoman Gjetton poled the committee and asked if anyone would like to hold the position of Chairman. All members declined.

Mr. Gordon volunteered to be the clerk. All in favor.

Mr. Kollmorgen accepted the position of Vice Chairman. All in favor.

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With no further business, Chairwoman Gjettum motioned to adjourn the meeting at 7:44 p.m.

Respectfully yours,

Nadine Young, Recording Secretary