



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

PUBLIC NOTICE EXETER HISTORIC DISTRICT COMMISSION AGENDA

The Exeter Historic District Commission will meet on Thursday, August 21, 2014 at 7:00 P.M. in the Nowak Room of the Exeter Town Office Building, 10 Front Street, Exeter, to consider the following:

NEW BUSINESS: PUBLIC HEARINGS

The application of Jennifer Briggs (d/b/a A Place to Grow, LLC) for exterior changes to the property located at 100 High Street. The changes include the proposed construction of an exterior staircase and fencing. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-51-4. Case #14-07.

Renewal of barn easement for property located at 32 Hampton Road - Tax Map Parcel # 87-4.

OTHER BUSINESS

- Approval of Minutes: July 17, 2014
- Review of Map Collection on Economic Growth - Julie

EXETER HISTORIC DISTRICT COMMISSION

Patrick Gordon
Chairman

Cancelled

Exeter Historical District Commission

Draft Minutes

July 17, 2014

Call meeting to order: Chairman Patrick Gordon called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Office Building.

Members present: Julie Gilman, Selectwoman, Len Benjamin, Pam Gjettum, Patrick Gordon, Chairman, Fred Kollmorgen and Valerie Ouellette

Patrick started the meeting by introducing the members of the Commission. He stated first on the agenda is the application of 33-37 Water Street, The Green Bean. He then asked Jeff to come up. He asked how he should start. Patrick told him he would have to recap as this meeting is being televised for the rest of the people who watch it on tv. He then went on to say that awhile back the commission approved a façade that was going to be replacing the old aluminum shed portion of the Green Bean. Since then, Laurie and I have realized that we have enough space in the restaurant and we don't need that additional 20 feet. We also were admiring the arches that are currently in the building so we want to bring it back to its original structure. That is where we are. When I submitted my application, I submitted a few drawings that had different suggestions. The one that we really like the best was the one that replicated the original doors. A few of you met with me last night and we looked at the site first hand. Actually, back up just a little bit. With the application that we did, we submitted a design and it was not very symmetric in that it had a one foot side panel with a four foot door. The rest of it was symmetric but the door looked out of place and awkward. I believe it was Julie who suggested maybe taking five or ten feet of the arch and making a double door. I was in favor of that and Laurie was in favor of that. John Bernier the gentleman responsible for doing all this work at the Green Bean, spoke with Doug Eastman this morning and I have a copy of the letter. Jeff read a paragraph from the letter. After reading a paragraph, it was determined that the 2 ½ foot door was not going to work. It needs to be the 3 foot door. A picture was drawn up with an alternative of splitting it up into 3s so it is symmetric in that regard. It was nice of him to do so, but I personally do not like it. What we like and prefer is going back to the first design that was submitted. Patrick asked with the side light being switched to the other side, is the door still going to swing out. Jeff stated that it would be swinging out. Patrick then asked if the hinge was going to be on the side of the arch, not on the center. Jeff stated it would.

Fred then motioned to accept the application and Pam seconded. Patrick stated that he is not sure that the commission can accept it yet. Patrick stated that yesterday they talked about lighting and that is not showing on the application. We also talked about materials which we need to add to the application. Yesterday we talked about the exterior materials being hand crafted mahogany painted black and that the lights that were going to be placed would be centered on the arches. We need to add this to the application.

Patrick then stated with the application amended to say that the lights will match the fixtures over the three feet entry and the woodwork will be mahogany, painted black and hand crafted. Also, that the fence is not in this application. Patrick had Jeff go up and initial the amendments to the application. Patrick then asked all in favor of subject application and all were in favor and application accepted. Patrick then asked if there was anyone from the public who would like to speak about the application. Marsha Markey spoke stating that she owns 39-43 Water Street and I abut on Jeff and Laurie. I have

Julie passed out the new reference materials. She stated that there will be a set at the public library. Patrick stated one last thing on the agenda and that is the request for property tax relief for 32 Hampton Road. It is Nicholas and Joyce Smith Star. It is for a historic reservation farm. This is another renewal. Patrick asked Pam to tell the commission a little bit about the property. Pam stated that as far as she knew, it was built in the 1700s. We know who built it. They have put quite a bit of money into keeping the barn, as opposed to letting it fall down. Patrick stated that the letter states they have spent around \$50,000 in repairs and renovations just to keep it authentic.

Patrick asked if anyone wanted to wait until the next meeting so they can look at the property and understand a little better. Patrick stated it is new to him.

Julie stated that she will check to see if there is any time restraint on this.

Patrick suggested that this be tabled until the next meeting. This way, anyone who would like to drive by and get more information on this could. I certainly would like to. Patrick stated he doesn't see any reason why the commission can't extend it.

Patrick stated that Julie has a collection of maps that show the economic growth of the town. She will bring them to the next meeting. We will put on agenda for next meeting. Julie stated it is about a 20 minute show.

Julie stated that the Heritage Commission area survey form for the division of Historic Resources to look at the Franklin Street area to identify whether or not is eligible as part of the historic district for the national register. They go through and look at all the buildings, find the history of them and look at the architectural styles. We have the draft report of 48 pages of lovely reading and photographs, does say that it is eligible because of the history of manufacturing that was there. The finalized draft goes back to the State for their approval and they recommend whether we register or not. Patrick asked if it gets registered as a district and Julie said yes. It would then have to get voted in. What we can do with this if it is eligible, we can go ahead as a group or the Heritage Commission and do the application and make it national registry of the historic district without approval of it being a historical district. There are five criteria for designating something to be eligible for the national register and this one falls under the history of the industry of the town.

Patrick made a motion to adjourn, seconded by Pam. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary

HDC Abutter Notification: Applications involving new construction, demolition, relocation, substantial change in volume or size, or other changes, which affect its structural or historic contribution to a District, shall require notification of owners of abutting property beyond public notice. Applications for minor changes, alteration, additions, signs, and other items deemed to have limited impact on the Historic Districts by the Commission chairperson, unless overruled by the members of the Commission will be reviewed by the Commission with public notice only. A fee of \$ 10.00 per abutter will be charged if abutter notification is required.

Please attach a check, made payable to the Town of Exeter, for the total amount.

HDC Abutter Notification Fee: \$ 70 Date Paid: 8/4/14
Check # 1013

RECEIVED

*****FOR EXETER HISTORIC DISTRICT COMMISSION USE ONLY*****
AUG 4 2014

EXETER HISTORIC DISTRICT COMMISSION
CERTIFICATE

EXETER PLANNING OFFICE

Application received by Planning Department Office

lsm 8/4/14 (Date)

Accepted by Historic District Commission

_____ (Date)

Public Hearing held by HDC

_____ (Date)

Disposition of Application:

 Disapproved Approved

(Authorized Signature) Date

Notes:

TLP Holdings, LLC
377 Brackett Rd
Rye, NH 03870

Exeter Zoning Board of Adjustment
Historic District Commission
10 Front Street
Exeter, NH 03833

July 31, 2014

To Whom It May Concern,

TLP Holdings grants permission for Jennifer Briggs, owner, of A Place to Grow, LLC to request a special exception from the Zoning Board of Adjustment for use of 100 High Street Unit 4, Exeter, as a child care center (Map 71, Parcel 51, Unit 4). Should an exception be granted for the use as a child care center, we also grant her permission to seek approval from the Historic District Commission for any exterior changes that may be required in order to meet life safety or child care licensing requirements, such as, but not limited to, a fenced in playground area or staircase for egress from the second floor.

Sincerely,


CHRISTOPHER ROSS
TLP Holdings, LLC

8/4/2014

A Place to Grow LLC
Jennifer Briggs
24 Commercial Drive
Brentwood, NH 03833

Historic District Commission
Front Street
Exeter, NH 03833

August 4, 2014

To Whom It May Concern,

A Place to Grow LLC (Jennifer Briggs) is applying for review of modifications necessary to outdoor structures at 100 High Street Unit 4, as required for properties within the historic district. The condominium is owned by TLP Holdings of Rye, NH and was previously used as an office space. We intend to use the space as is, with minor modifications as required by child care licensing and for life safety compliance. These changes will include a playground area located at the rear of the building and a staircase off the second floor balcony at the front of the building.

A fenced in playground area is required by the NH DHHS Bureau of Child Care Licensing. We are required to have a fenced in outdoor play area that provides 50 square feet per child for 1/3 of our licensed capacity. The intended area if use is located at the rear of the building and is approximately 37 feet wide and 42 feet deep, which more than exceeds this requirement. It is our intention to either use standard white vinyl privacy fencing that is four feet high or green chain link fence that is 4 feet high. Either of these choices meet the requirements of Child Care Licensing.

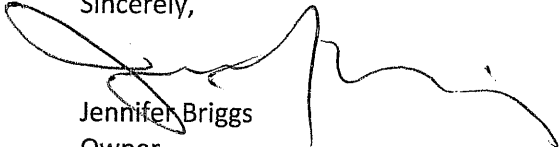
There is an existing balcony off the second floor as is visible from the attached photograph. A staircase will need to be built off of this so as to provide a means of egress for life safety compliance. The staircase will be built in keeping with the existing design of the front entry of the building. This would include white rails and grey treads. Exact direction of the stairs leaving the balcony will be determined by the requirements of the life safety evaluation.

The existing awning that is located above the front door may be modified at a future time to include our logo instead of the previous company. It is not our intent to seek approval for additional signage at this time.

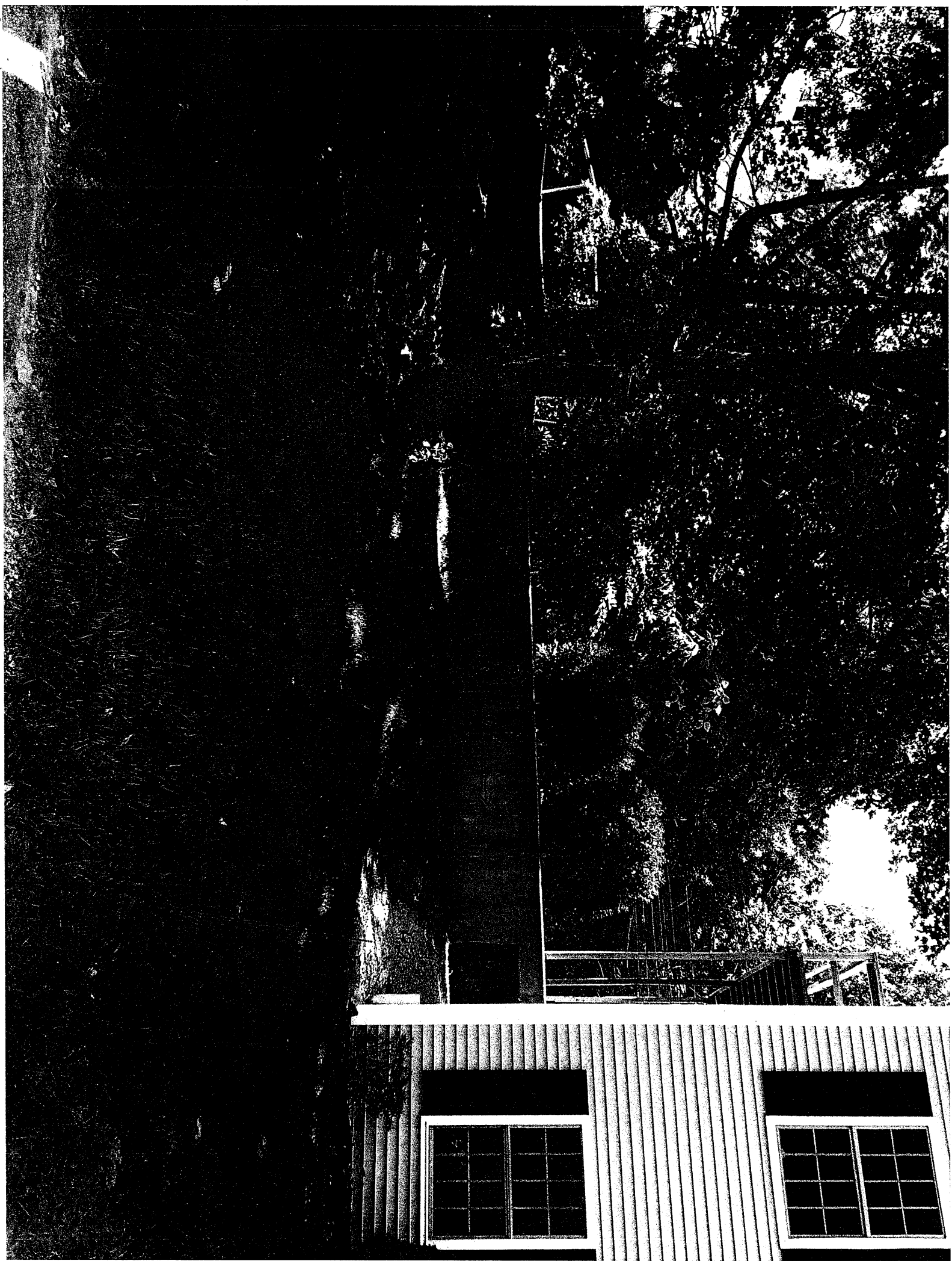
A Place to Grow has been located in Brentwood for nine years and has a long standing reputation of outstanding quality and service in education. We are seeking alternative properties as locations for our school, as our currently location is being sold and our lease is not being renewed under the new ownership. We are actively seeking a location which meets the needs of our clients as well as the many state and local code requirements. We are a small school licensed for 40 students, which encompasses approximately 25-30 families, primarily in the Exeter and Brentwood area. The search for properties which meet all of our structural needs is extremely complicated. After a month of searching a four town area, this particular location fits most of our needs with the least amount of modification. We work hard at keeping

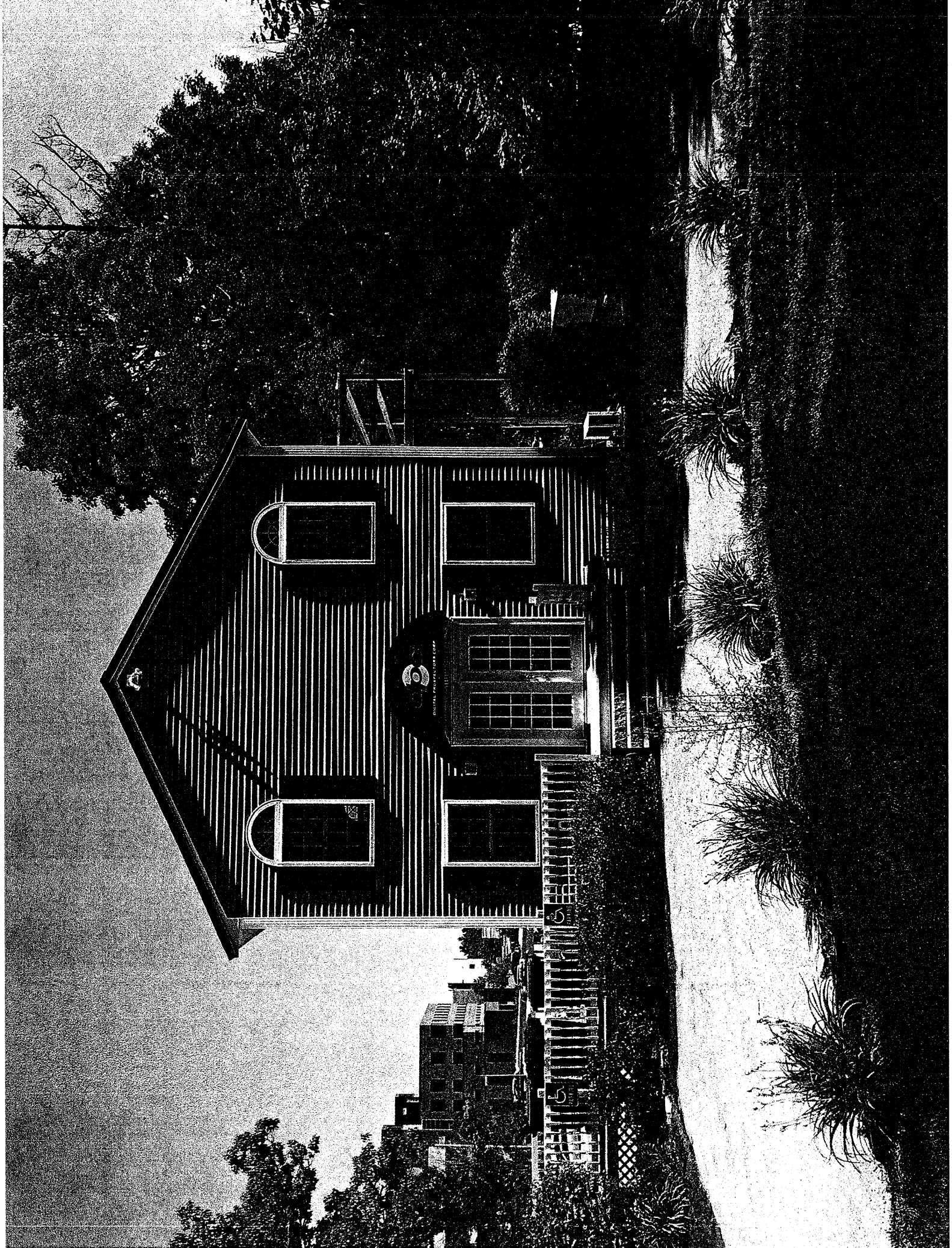
our space, clean, neat, and presentable. It is our every intention to be great neighbors and be an asset to this community and look forward to a positive working relationship on this project.

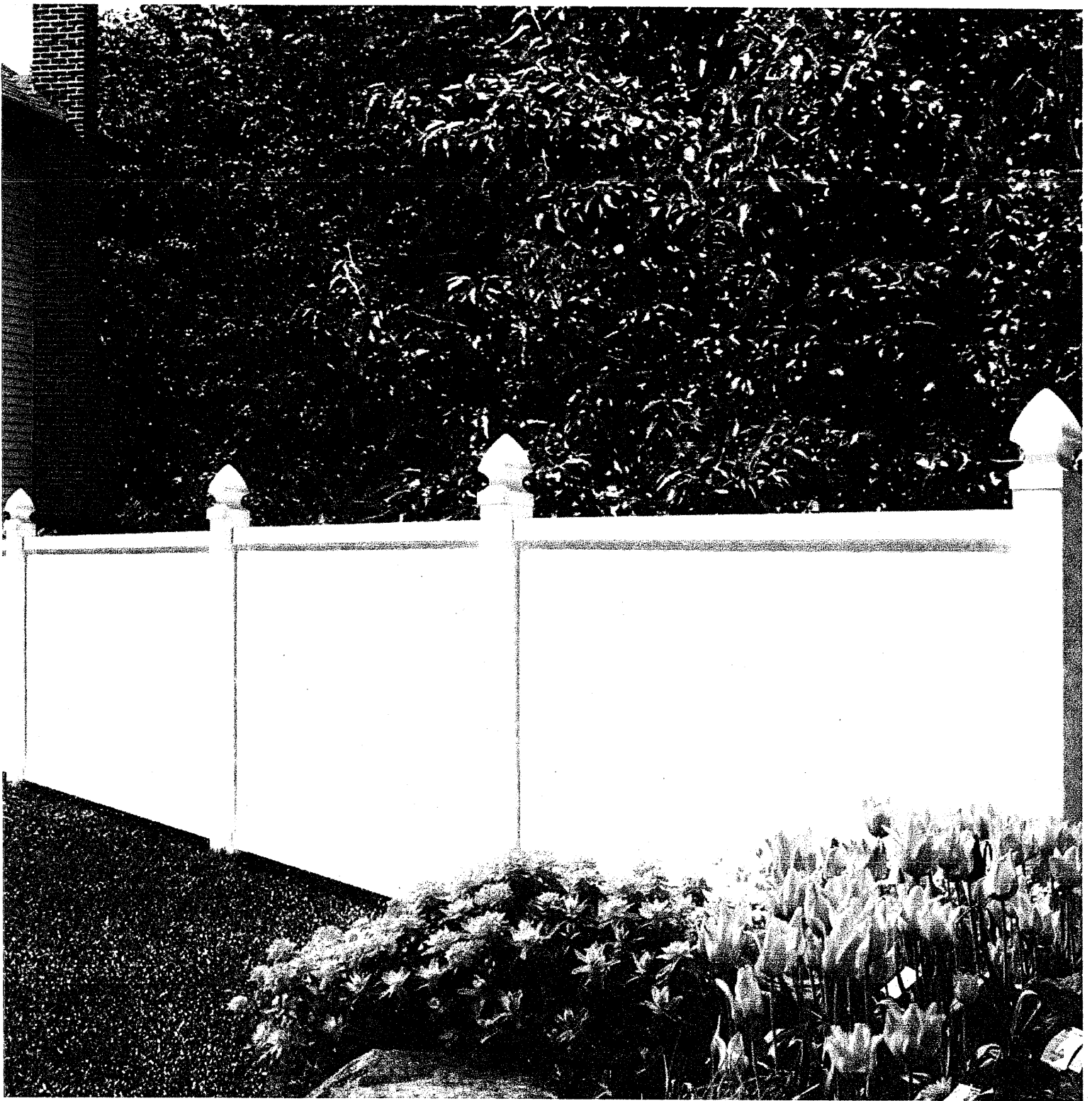
Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Briggs', with a long, sweeping horizontal stroke extending to the right.

Jennifer Briggs
Owner









July 16, 2014

MEMORANDUM FOR: Board of Selectmen

FROM: Nicholas and Joy Smith Starr
32 Hampton Road
Exeter, NH 03833

SUBJECT: Request For Property Tax Relief

For the past ten years the barn on our property has been subject to a Discretionary Preservation Easement. We believe that this barn – which served a dairy farm for many years – continues to be a prime candidate for tax relief through a Preservation Easement.

The house on this property was built in 1742 by Benjamin Cram for his bride, Martha. We have not been able to establish the precise date that the barn was built, but its post and beam construction suggests about the same time as the house. The north end was extended some 13 feet, probably in 1841 when that date and the initials “T.R.” were carved into the new door sill at that end.

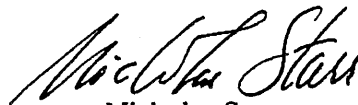
This barn is one of the few remaining relics of Exeter's agricultural past, and certainly meets the criterion of a “familiar local landmark”. It is visible from two public roads, and both local residents and visitors have admired it and expressed gratitude for our preservation efforts.

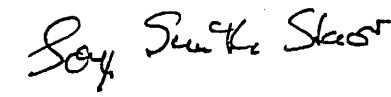
Thus far, we have spent well over \$50,000.00 to maintain the barn's structure without damaging its historic character. As retirees we find the drain on our resources increasingly burdensome.

The total footprint of the barn and creamery, as well as the shed/garage that connects it to the house, is approximately 3,300 square feet. The creamery and the shed/garage are single story structures. The barn has two full-footprint floors plus a loft around three sides, making a total area on all three floors of nearly 6,000 square feet.

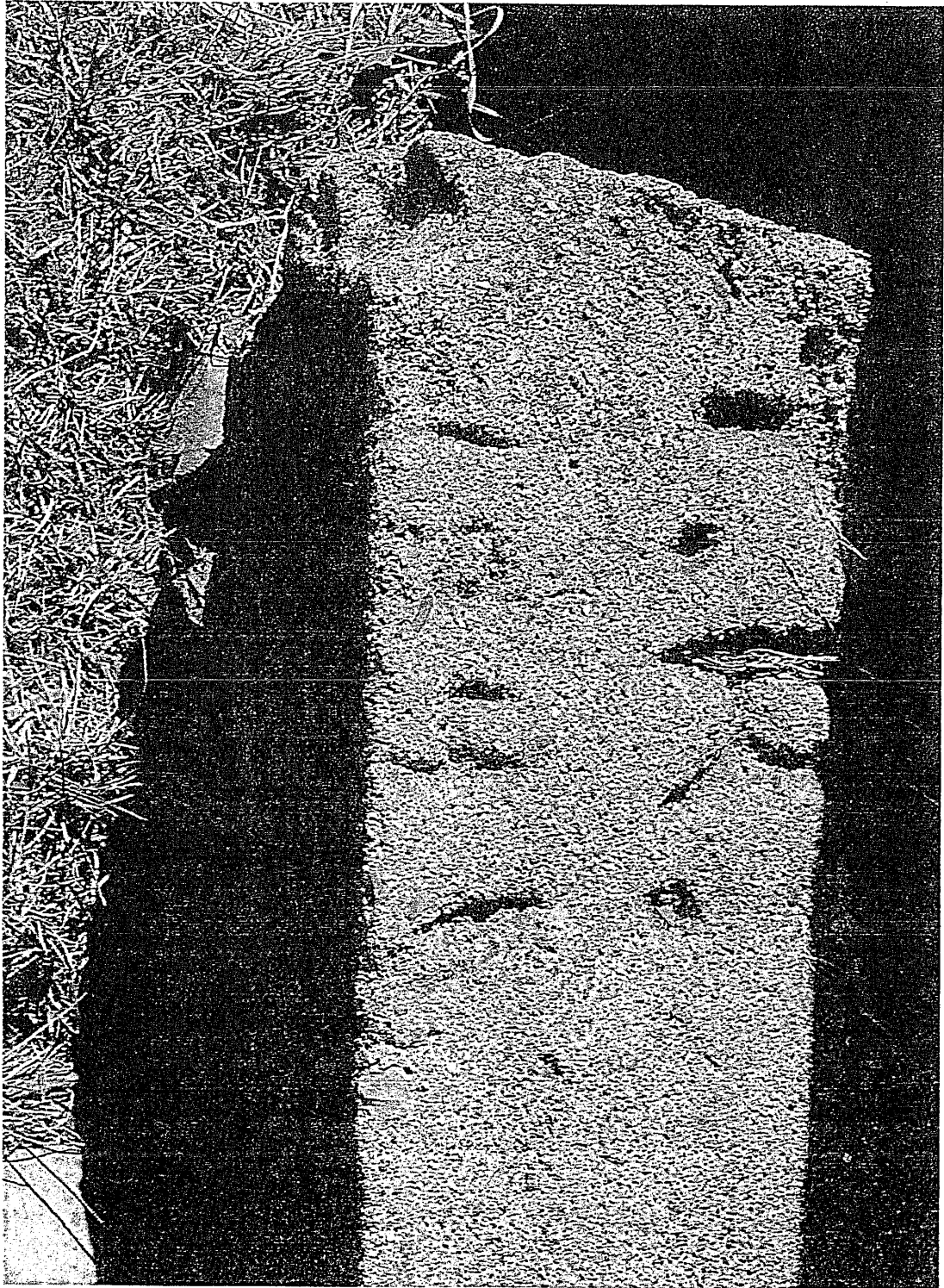
In addition to the formal application, we have attached photographs of the barn and of the inscribed door sill.

Respectfully submitted.


Nicholas Starr


Joy Smith Starr





FORM
PA-36-A

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION

STEP 1 PROPERTY OWNER(S)

PLEASE TYPE OR PRINT	LAST NAME	<i>Starr</i>	FIRST NAME	<i>Nicholas</i>
	LAST NAME	<i>Starr</i>	FIRST NAME	<i>Joy</i>
	STREET ADDRESS			
	<i>32 Hampton Road</i>			
	STREET (continued)			
TOWN/CITY	<i>Exeter</i>	STATE	<i>NH</i>	ZIP CODE
				<i>03833</i>

STEP 2 PROPERTY LOCATION OF LAND AND HISTORIC AGRICULTURAL STRUCTURE BEING CLASSIFIED

PLEASE TYPE OR PRINT	STREET				
	<i>32 Hampton Road</i>				
	TOWN/CITY			COUNTY	
	<i>Exeter</i>			<i>Rockingham</i>	
	NUMBER OF ACRES	MAP #	LOT #	BOOK #	PAGE #
<i>0.92</i>	<i>87</i>	<i>4</i>	<i>3215</i>	<i>1313</i>	
CHECK ONE:			Tax Year		
Original Application <input type="checkbox"/>			Renewal <input checked="" type="checkbox"/>		
			<i>2014</i>		

STEP 3 REASON FOR DISCRETIONARY PRESERVATION EASEMENT APPLICATION

Describe how the Historic Agricultural Structure meets one of the tests of public benefit per RSA 79-D:3. Submit additional sheets, if necessary.

See attached memorandum

How many square feet will be subject to the easement?

Approx. 3300 sq. ft.

STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
<i>Nicholas Starr</i>	<i>Nicholas Starr</i>	<i>16 Jul 2014</i>
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
<i>Joy Smith Starr</i>	<i>Joy Smith Starr</i>	<i>July 16, '14</i>
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

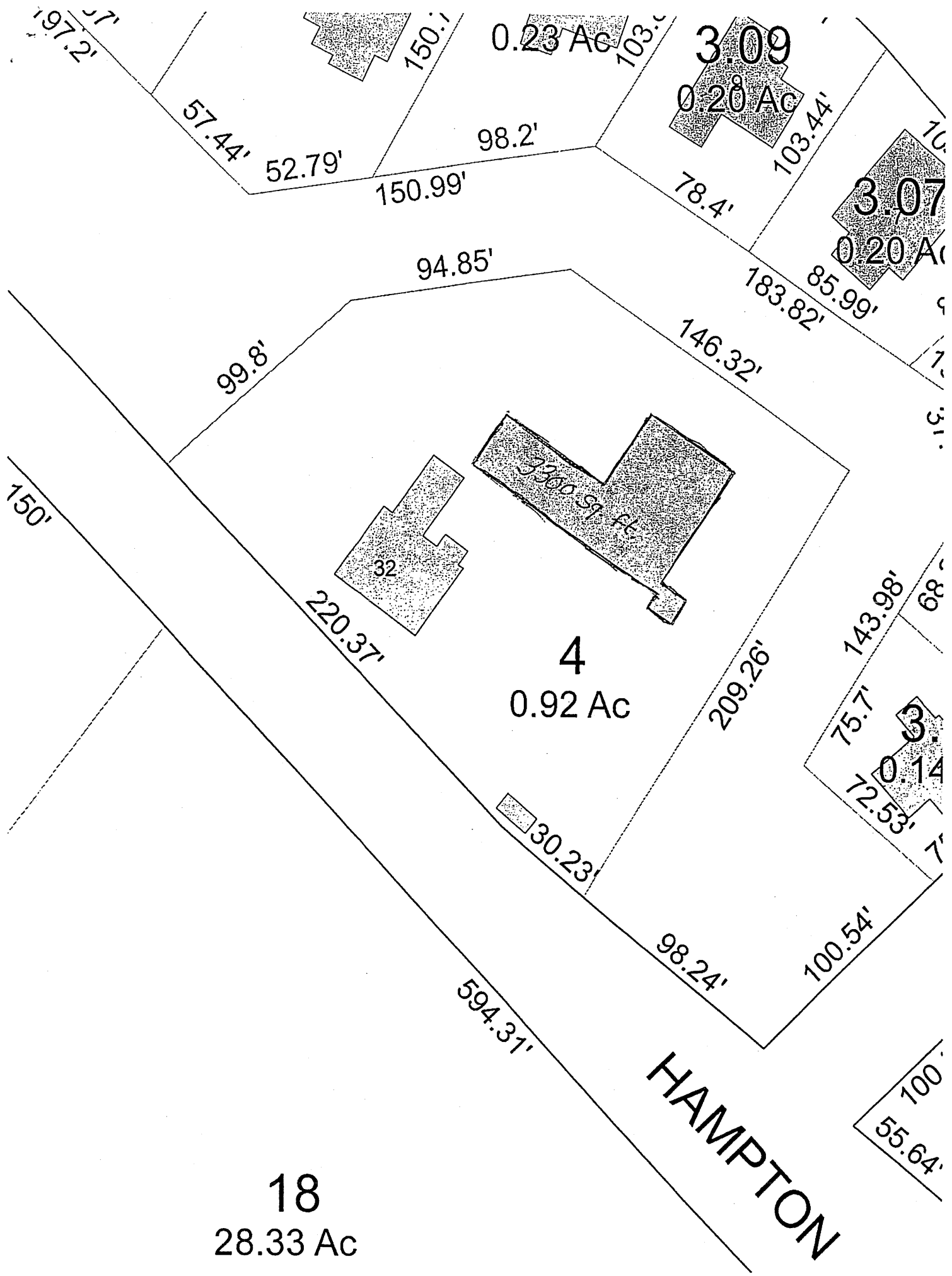
NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION

GENERAL INSTRUCTIONS

WHO MUST FILE	Form PA-36-A, Discretionary Preservation Easement Application, shall be used by owners of historic agricultural structures applying for a discretionary preservation easement in accordance with RSA 79-D:3.
WHAT TO FILE	Land owners submitting a completed application, Form PA-36-A, shall also: Submit a map showing: (a) The location of the historic agricultural structure; and (b) The number of square feet to be included in the discretionary preservation easement.
WHEN TO FILE	A completed Form PA-36-A, and a map of the land to be subject to the discretionary preservation easement must be filed on or before April 15 of the tax year the easement is to be granted.
WHERE TO FILE	Once completed and signed in black ink, this form and attachments shall be filed as follows: Original: Register of Deeds Copy: Local Assessing Officials Copy: Land Owner
APPEALS	If an application for a discretionary preservation easement is denied, an applicant may appeal within six months of any such action by the assessing officials in writing to the New Hampshire Board of Tax & Land Appeals or the County Superior Court in accordance with RSA 79-A:9 or RSA 79-A:11. Forms for appealing to the Board of Tax and Land Appeals may be obtained from the NH Board of Tax and Land Appeals, 107 Pleasant Street, Concord, NH 03301 or by calling (603) 271-2578 or by visiting their web site at www.state.nh.us/btla . Be sure to specify that you are appealing a Discretionary Preservation Easement Application denial.
ADA	Individuals who need auxiliary aids for effective communication in programs and services of the department are invited to make their needs and preferences known to the NH Department of Revenue Administration.
NEED HELP	Contact your local municipality or the Property Appraisal Division at (603) 230-5950.

LINE-BY-LINE INSTRUCTIONS

STEP 1	Enter the complete name(s), address, municipality, state and zip code of the property owner(s) requesting a discretionary preservation easement under RSA 79-D:3.
STEP 2	Enter the location information of the land and Historic Agricultural Structure being classified in the spaces provided. Check whether original application or renewal and enter the tax year the easement is to be granted.
STEP 3	Describe how the Historic Agricultural Structure meets the requirements of RSA 79-D:3 and how many square feet will be subject to the easement. Submit additional sheets, if necessary.
STEP 4	All owners of record must type or print their full name, sign and date in black ink on the lines provided. If there are more than four owners, submit a supplemental list of all additional owners names and signatures.
STEP 5	To be completed by the local assessing officials, indicating approval or denial pending final approval of selectmen or assessors.
STEP 6	Signatures of a majority of the local selectmen or tax assessors on the lines provided indicates final approval.
STEP 7	Indicate whether a map has been included as described. If the map is missing or this application is incomplete, this application shall be denied in accordance with RSA 79-D:4,II.



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HAMPTON