

Exeter Historical District Commission

Final Minutes

November 13, 2014

Call meeting to Order: Nicole Martineau called the meeting to order at 7:00 pm in the Wheelwright Room of the Exeter Town Office Building.

Members present: Julie Gilman, Selectwoman, Pam Gjetum, Nicole Martineau, Vice Chair, Fred Kollmorgen, Pete Cameron and Valerie Ouellette, Len Benjamin

Also present: Applicant for Slania Enterprises, Sharon Gill, Realtor for 35 High Street, and Albert Bourgeois for GAB Trust

Nicole started off the meeting by introducing the commission members. Nicole then asked that the first business be the approval of the October 16, 2014 minutes. After a few changes, Fred made a motion to approve. Pam seconded. All were in favor and minutes approved.

Next, the continued discussion on the application of Slania Enterprises, Inc. for proposed new residential construction and associated site improvements on the property located at 29 Front Street.

Applicant read a letter he had for the commission. He stated he will not be able to continue due to the cost being well outside what he had thought. Stated he had carefully read all the guidelines before purchasing the property. Stated he never expected and at this time what is being asked to be presented. Example: gas boiler vented through the wall. Applicant wanted it noted that he is not seeking to become a battle with the commission. Stated he has been on several boards as a volunteer himself and feel badly for taking up the board's valuable time. Stated he read the guidelines, followed them and planned accordingly. It was the applicant's plan to build on this lot and occupy it personally, but unfortunately he cannot proceed under the requests and requirements.

Nicole stated she understands what the applicant is getting at. Stated that she was not sure the board would require venting through the walls. Applicant stated that at the last meeting, he was told the board required venting through the walls. This would be very costly and applicant cannot do this.

Nicole asked if it was strictly the historic guidelines that were prohibiting him from building on this property. Nicole also stated that by code you are required to have mechanical ventilation in bathrooms for multi-family housing. Applicant appreciates what Nicole is saying, but states at the last meeting he was not told this, and he was told he had to show where they were going to be placed. There is a huge difference between the two. Stated he was told he needed to come back and tell the commission where the chimneys were going to be. Nicole stated she did not think they were expectations. Applicant stated he was told that he was expected to come back and show where the venting was going to be through the chimneys. Insists he was told to come back with the elevations of where these would be. Stated he looked into this and it is not a practical thing to do.

Julie stated the commission appreciates all the time and effort he has put into this and it is not the intent of the commission to make it difficult.

Len stated that he was not at the last meeting and the commission now is giving more specific direction. He then stated that what was in last month's meeting will be superseded by the clarifications that will be given. Applicant kept stating that when he left last month's meeting, he would be unable to proceed because of all the expectations that he was told he had to come back with.

Julie stated that she did not remember hearing please come back with all the details on how you are going to do this. Len stated that now the commission is trying to give applicant separate guidance to superseded at the last meeting.

Nicole stated that from the last months' minutes, the commission was looking for details, such as, what are you doing with the windows, chimney details, materials and size. Applicant stated that those details were what he expected. But minutes do not reflect venting and soil sacks, then he heard a lot of things that are not in the minutes. Nicole stated that she remembers having conversations about them, but they have never been required.

Julie stated what she remembers is wall vents are ok. We would really like something different. Try looking at the chimneys, but it wasn't, do not put wall vents. Nicole stated that part of the reason why was because there are no floor plans yet.

Applicant stated that the problem started when he purchased the property and read the guidelines. He did not see anything in the guidelines suggesting elevations.

Len asked the applicant what he was looking for now from the commission right now. Applicant stated he just wanted to thank them for their time. The basis of what applicant is saying is based on the concept of elevations that is being requested, all of the work has to be done in advance, unless there is an issue where there is a change and this puts him at risk of not being able to continue to advance.

Nicole stated that this is true and the commission has had issues that did not exist on paper and then things happened that should not have happened. It is a catch 22. She stated she understands the amount of work that goes into even this level of drawings. Nicole stated that she does not think if the commission was to clarify what they were actually asking for, it would not be unreasonable. She asked the applicant if he was interested in having a discussion on this because the commission would be more than willing to do this.

Nicole stated that the last time, the commission did ask for specific details about the roof cap overhang, windows and door details, trim details on the outside and then to label all the materials. If applicant was going to put mechanicals on the roof, commission asked that he take a look at what the treatment would be to hide it.

Fred asked the applicant what exactly he wants the commission to do. Applicant stated that Nicole is narrowing them down. He wants to be able to find a single resource that would more clearly identify the objects that are being asked for so he knows what the complete list is so he can prepare himself for the board. Fred stated that the applicant is saying that the board has not given him that. Applicant stated he does not think commission is obligated to give him. Does not think the guidelines reflect what it is that is being asked or what was asked for at the last meeting. Fred then stated that the applicant heard one thing at the last meeting, and the minutes reflect something else. Fred will review the minutes again.

Julie stated she understands what the applicant is asking for and stated that the guidelines have not been reviewed for maybe 20 years and the applicant has the added excitement of being a totally new building.

Nicole asked the applicant if he wanted to move forward with the project, if he would be interested in a work session. Applicant not sure what this is. Nicole stated that a group of members from the commission would meet with him and go over what it is they are looking for so the next time he comes to the meeting, he will be prepared. Applicant thinks this will be very helpful. Topics to be discussed will be: chimney details, what is it going to look like, is it going to be capped.

- Window and door trim details
- Roof, eve soffit detail
- Roof detail if mechanical equipment is placed up there
- Elevation and sizes of things
- Lighting and any signage

Nicole stated that the commission has no rule on color. Applicant stated that these are the things he heard in October. Nicole stated that getting back to the bathroom fans and direct venting, the commission does not want 50 different things all over, especially the main street elevations. Fred recommended that a date be set for the work session. Applicant is available anytime. Work session set for November 18, 2014 at 6 pm. Session will be held here in the Wheelwright Room.

Fred made a motion to table the application. Julie seconded. All were in favor and application tabled. Pete stated that the applicant needs to have a clear idea of what is going to be talked about at the work session. Applicant stated that after the work session, he will walk out knowing exactly what the board is looking for. Nicole will compile a list of what the commission is looking for and pass on to the board before the session next Tuesday.

Next is the application of Sharon Gill for window replacement and proposed exterior changes in appearance to the structure located at 35 High Street. Sharon passed out new and updated sketches. Nicole suggested that Sharon go down the 5 points because not all members were present at last month's meeting.

- 1) Removing left side front facing door in Unit A and replacing it with appropriate façade if required.
- 2) Remove front bathroom window in Unit A to accommodate tub surround.
- 3) Remove single pane picture window in Unit B.
- 4) Remove right side front facing door in Unit C. A second egress is established in plan.
- 5) Replace existing, inefficient windows with approved replacement windows.

Todd, the contractor stated that the windows will be all wood. Matches everything and nothing will fade. Feels this is the best way to go. Julie stated that she appreciates them going with the wood windows. She stated she likes that style.

Fred made a motion to approve the application. Pete seconded. All were in favor and application approved as listed 1 – 5.

New Business:

A preliminary discussion with GAB Trust (Albert Bourgeois, Trustee) regarding the proposed installation of replacement windows in the building located at 24 Front Street. The commission did not get an application. Albert Bourgeois brought his contractor, Peter Goodrich. Mr. Goodrich stated that what they would like to do is replace the windows. Mr. Bourgeois is investigating the options at this point. Would like to find out what the commission recommends for them to put in. They are looking into Harvey Windows right now. There is no application because when Mr. Bourgeois showed up seven days ago, he was told he had to have ten days for an application.

Nicole stated that he felt the commission could give him a lot of information so when he comes back, it should be smooth sailing. Nicole asked if they were looking at a wood window. They are. Nicole stated that some of the items that the commission specifically ask for are fiberglass clad, nothing vinyl. Also, simulated divided light. Some photographs would be good for the commission to see also. Julie asked if Peter could bring in a sample window. If he can find one, he will.

Other Business:

Discussion of the CLG Grant. Julie stated that she will wait until next meeting when Patrick is here. Nicole asked if there was any other new business and Julie stated that on the morning of November 18th, at 10 am at the Library is the Section 106 discussion with the EPA. It will be in the main meeting room on the first floor. Pam is the representative for the commission. Julie also stated that there will be one or two public sessions here at the Town Hall when the public can come in and voice their opinions.

Pam asked if anyone had any ideas on how to memorialize the dam to let her know.

Julie asked about books. Nicole asked about the Guidelines one, the blue book. Nicole stated that hopefully in the spring time, the commission will be rewriting the guidelines. Nicole made the suggestion that the commission read up on The Economics of Historic Preservation. Julie has three copies of this. Nicole took one, Len and Pete. Nicole stated that she will look through the book and send an e-mail out so the commission can have a discussion on it. These books are being loaned to the commission and need to be handed back.

With no further business, Fred made a motion to adjourn. Len seconded. All were in favor and meeting adjourned at 8:15 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary