

Exeter Historical District Commission

December 17, 2015

Final Minutes

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

Members present: Patrick Gordon, Chairman, Valerie Ouellette, Pam Gjettum, Clerk, Fred Kollmorgen, Julie Gilman, Selectwoman, Nicole Martineau

New Business: Continued public hearing on the application of Slania Enterprises, Inc. for proposed new residential construction and associated site improvements on the property located at 29 Front Street. Patrick stated that this is a continuation of a public hearing on this because this property has a conditional approval and is subject to coming back with some updated details. Tom then stated that he has accomplished everything that the commission had asked for. The door details, the railing details, etc. The commission had a copy of the new drawing with the changes. Patrick then asked if anyone had questions for Tom. Julie said thank you. Nicole asked for a refresher on the windows and doors. Tom stated that the doors are fiberglass and the windows are not vinyl. Patrick asked if there were any additional questions and there were not. Nicole made a motion to accept the application and Patrick stated that the application has already been approved with conditions and he stated that what they are approving tonight are the details the commission has asked for. Nicole then made a motion to approve application with details completed as requested from the October 15th meeting. Fred seconded. All were in favor and application approved.

Next on the agenda is the continued public hearing on the application of Leavitt Farm Condominiums Association for new construction/change in appearance to exterior entryway/door at 89 High Street. Fred stated that the applicant was not present and made a motion to table. Pam seconded. All were in favor and application tabled until January's meeting 2016.

Next is the continued hearing on the application of Kathleen Mahoney for demolition of the existing structure located at 20 Franklin Street and for proposed new construction of a three-story residential townhouse structure to include five dwelling units. Patrick stated that Jeff is back for this and this was previously accepted as an application, but the approval was tabled. Jeff stated there were a number of items that the adjustments have been made. The commission had a drawing of these. One of the major items was the shutter s and they have been removed. The material they had previously was vinyl which was not acceptable. They found another material which is a wood composite material. Patrick stated that he likes the finish on this. Jeff stated that there was concern about the window grill patterns and that they were not portrait, which is more historic. They went through and adjusted the light pattern to make sure each of the light grills presented more of a portrait proportion to all of the grill patterns. There was some question about the grills themselves and they are simulated divided light. There was some concern about the sliding door on the Franklin Street side as to whether it was a double sliding or a French sliding, and it is a French sliding door.

Jeff stated that he feels they made all the adjustments per the commission's recommendations. Julie asked about the proportions of the awning windows because they seem wide. Jeff stated that they actually went back and checked and stated they are a little bit at the mercy of the manufacturer's

widths, but they went back to make sure and to Patrick's comment about the traditional use of the shutters meeting at the mid- point and we tried to replicate that these were represent working shutters. Patrick asked if there were any more questions for Jeff and there were not and none from the public. Fred made a motion to approve application. Nicole seconded. All were in favor and application approved.

Patrick stated to Jeff that the demolition is approved also. He also stated that this is the way it is supposed to work and the commission knows what it is being replaced with and it is a beautiful project.

Next is the application of Paul Young for change in appearance to structure (chimney) at 129 High Street. Patrick asked Paul to explain his application. He stated this home they have owned since 2010. He stated that the main chimney in the house was crumbling and it needs to be completely rebuilt. He stated that they want to rebuild it exactly the same but leave it unpainted. Julie stated that the commission doesn't have to consider the chimney because it is going to be rebuilt exactly as it was. The only difference would be that the new one would be unpainted. Patrick stated it is not an issue in terms of approving it to be replaced. Patrick then made a recommendation to accept this application but there is another part to this application.

Paul then stated that at the back of the house there is a cinder block chimney which goes down to the ground and stops. The cinder block chimney is attached to the house with bands and bolts. Behind it is now starting to rot. They just want to remove it. It seemed to be very cheaply added. He is requesting they be able to take it down and repair all the boards and repair the gutter as well. Patrick stated the commission has no problem with the chimney being removed.

Nicole made a motion to accept the application. Fred seconded. All were in favor and application accepted. Patrick then asked if there were any additional questions from the commission or the public. There were no questions. Nicole made a motion to approve the application. Fred seconded. All were in favor and application approved.

Other Business: Approval of November 19, 2015 minutes. Patrick had a comment for the front page. Julie made a motion to approve the minutes with amendments. Nicole seconded. All were in favor and minutes approved.

With no further business, Nicole made a motion to adjourn. Julie seconded. All were in favor and meeting adjourned at 7:50 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary