

PROPOSED NEIGHBORHOOD HERITAGE AREA

Park St, Cass St, Forest St, Oak St,
and surrounding area



Exeter Heritage Commission, February 24, 2021

Heritage Commission

- adopted by Town of Exeter in 2006
- valuable means to manage, recognize, and protect historical and cultural resources in a town wide scope

<https://www.exeternh.gov/bcc-hc>



EXETER
NEW HAMPSHIRE

BOARDS & COMMISSIONS

ODD FELLOWS HALL

Heritage Commission

Heritage Commission



Heritage Commission
The Heritage Commission was established in 2006, via article 37 of the town warrant.

The purpose of a heritage commission, since RSA 673:1(II) and 674:44-b, is to offer a valuable local government to manage, recognize, and protect historical and cultural resources. They are intended to

The Heritage Commission does for historical resources what a Conservation Commission does for natural resources:

- advises and assists (including proposed demolitions)
 - conducts inventories of Exeter's history
 - educates the public
 - provides information
 - serves as a resource for revitalization efforts
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What is considered an **historic resource** and why?

- buildings, parks or landscapes in place for over 50 years
 - represents time periods, growth patterns, and cultural value
 - influential to town, state and national development over time
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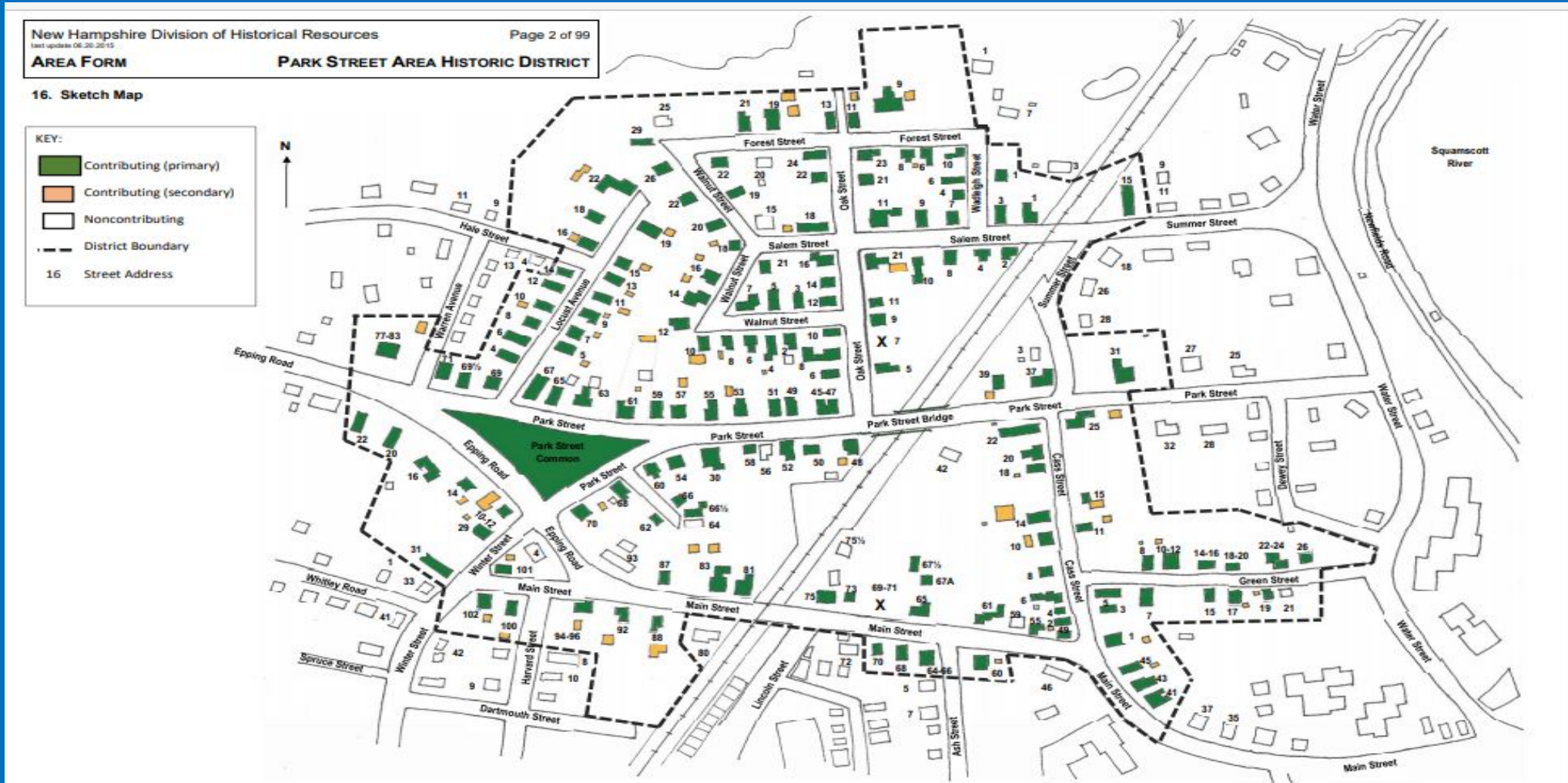
HERITAGE:

Noting or relating to a product, place, or entity that evokes a nostalgic sense of tradition or history.

Our goal is to preserve and protect the nostalgic character and history of Exeter.

Park, Cass, Forest, and Oak Streets, including the surrounding areas would be considered a Neighborhood Heritage Area

Park Street Area Survey



https://www.exeternh.gov/sites/default/files/fileattachments/heritage_commission/page/12801/final_park_street_area_hd_exeter_survey.pdf

How does it work and who makes the decisions?

- a voluntary committee of neighborhood residents
- advisory panel appointed by Planning Board
- participates and advises in administrative oversight
- seeks solutions to planning issues
- works with applicants



Can owners opt in or out?



- The voluntary committee establishes the boundaries
- Committee can choose to alter boundaries at request of property owners who would like to participate
- Building owners cannot opt in/out once boundaries are set



Why is it important?

- preserves and revitalizes
- controls demolition
- prevents out of scale, incompatible development
- guides small business expansion
- prevents commercial sprawl
- holds in balance affordable housing



Why can't existing Town boards and committees provide these protections?

- No existing State laws provide for this kind of protection
- Town boards and committees have limited powers

Examples:

- a. Zoning Boards assure that construction follows zoning regulations, but does not prevent home demolition and building replacement.
- b. Historic District rules for demolition only apply to properties in identified Historic Districts.

What are the boundaries of the area?

- determined by the advisory committee
- not determined by the town
- may shrink or expand area covered by survey

How is this different from a Historic District?

- less restrictive
 - more attention to maintaining neighborhood feel
 - less attention on regulations for particular window type/material, trim, siding, etc.
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What will the regulations be?

- Regulations will be drafted by the advisory committee with input from neighborhood residents
 - Proposed regulations will be presented to the Planning Board for approval.
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Do property owners receive a tax advantage for being within the boundaries of the Heritage Neighborhood?

- There are no specific tax advantages
 - The main advantage is decision making power for preserving the look, feel, and heritage of this unique area of town.
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What will this process look like?

1. Engage property owners.
 2. Present proposal to Planning Board (PB)
 3. Develop preliminary neighborhood plan, (Heritage Commission and voluntary committee).
 - a. Determine boundaries.
 - b. Draft proposed standards for review.
 4. Planning Board accepts preliminary plan.
 5. Planning Board accepts draft ordinance and prepares it for the town voters.
 6. If it passes, Planning Board creates Neighborhood Advisory Committee.
 7. Neighborhood Advisory Committee presents final plan, rules, and procedures to Planning Board for approval.
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Discussion

- What are your questions or concerns?
- Interest for Citizen Community Panel?
- Feasibility for an Advisory Panel to town Planning Board?



Thank You!

For questions or additional information please contact:

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