

## Exeter Historic District Commission

November 16, 2017

### Final Minutes

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

Members present: Patrick Gordon, Chairman, Julie Gilman, Selectwoman, Pam Gjettum, Clerk, Curtis Boivin, Vice Chair, Valerie Ouellette, Gregory Colling, Nicholas Gray

New Business: Public Hearings: The application of Soaring Hawk LLC for new signage on the building at 1-9 Water Street. It is Case # 17-16. Steve Kaneb was there to represent Soaring Hawk and he is the owner of the building. He stated that the commission had a group of four signs in front of them and he stated that they had seen them previously. He stated there is a slight change in configuration in which the door will be used as the entrance. Steve then asked Jim from The Sea Dog to speak. Jim stated that there was a change of entry due to the floor elevations inside the building. They had to move the entry to the next door down, which is the middle portion of the building. Patrick stated that nothing with the size of the sign or material has changed and the representative stated that it would be the same as originally discussed as planned. Pam stated that it is the same size and same material. Gregory asked him to explain the center and if it is the first door on the left, or the second. Julie then made a motion to accept the application as complete. Curtis seconded. All were in favor and application accepted. Patrick then stated that approval means the commission has enough information to make a decision. Patrick then asked the commission members if they had any questions or concerns about the application. Gregory had a concern about one of the signs because it faces a residential neighborhood and wonders if it is an appropriate place for a sign. He stated that it is a prominent side on the river and it is a scenic view and a lot of people stop to look. Gregory then stated that he thinks the signage is more appropriate on a public street and not facing the river. Julie stated that she understands what Gregory is saying that the business aspect is different from the residents aspect, but this sign has already been approved and they cannot change that.

Patrick commented that he would make a recommendation as to what the commission is seeing here today, if they move forwards an approval on this application, then they are approving this current location as shown and what he would ask of the commission members is to make a motion to make sure that the sign is from the previous application.

Gregory stated that the sign is the same size as on the previous application. It is shown smaller on the current application. Patrick stated that this is correct. Gregory also stated that there are two lights instead of three lights. He then asked if that was intentional. Jim stated that he would be happy to keep it exactly as the board wishes. Patrick asked if they were going to add the third light and Jim stated they were. Patrick wanted to show Jim the application with the modifications the commission had made. Curtis asked if all the decals would be coming off and Jim stated they would be. Patrick then asked the commission members if they had any questions or comments. There were none. Patrick then called for a motion and it will be modified as noted. Julie made a motion to approve the placement of The Sea Dog Company signs on the gable end on Water Street with the three lights and further reposition the Sea Dog sign over the entrance on Water Street, the second door from the right. Pam seconded. All were in favor of this motion except for Gregory who abstained and it was accepted. Patrick then asked for a motion to approve the application. Pam made a motion to approve the application. Julie seconded. All were in favor and application approved.

Next is the application of Soaring Hawk LLC for a change to the existing structure located at 1-9 Water Street to accommodate roof-top HVAC units. This is case # 17-17. Steve again got up to speak about this. He brought photos and used the easel to display them for the commission. Steve then stated that the application is for mechanical equipment on the roof. Steve stated that the work session he attended last month, he proposed the AC unit with some sort of screening around it, but he got a pretty good indication that this would not be preferable to the commission. The main issue deals with the kitchen and direct ventilation. Steve stated that there is no attic in the building and they are getting this equipment as close to the kitchen as they can and trying to make the best of the situation. Patrick thanked Steve for trying to give the commission of the proportions of what these units will look like. He then stated that he does not disagree about painting them the same color as the roof color and this would help them blend in. He is not sure about doing a two tone and leaving the metallic finish on the unit, just because of the reflectability of it. Patrick stated that this is just a thought that came to him. He then asked what the potential screening options be for the units. Steve showed the commission using the pictures on the easel. Patrick stated that screening all seven pieces would look like a giant fence up on the roof. Patrick then opened this up to the commission for any comments. Gregory asked about the height of these units. Patrick asked if the view that they are looking at, will be taller on the river side and Steve stated that it would be. Curtis stated that he is really not a fan of the screens. Pam stated that it really is not going to change anything. Patrick asked the commission members if they had any more questions or comments before he calls for a motion to accept the application. Pam made the motion to accept the application. Curtis seconded. All were in favor and application accepted. Further discussion from the public is closed. Patrick then stated that it is now the commission's deliberation to move towards a motion for either approval or denial. He then asked the commission if they had any more questions or comments for the applicant. Gregory stated that it is hard to make a judgement on this proposal without really seeing these things to scale on drawings of the roof. He is concerned that if the commission just says ok let's approve this, then all of a sudden there is a six foot structure that does not look very good from the river. He is curious if there is any way it could be put in place and then if there was a visual issue with it, there was some mediation that could be done. Gregory stated that he is having some difficulty understanding the scale of it on the roof. Pam suggested that the commission could approve with the stipulation that it will not be more than higher than the top of the roof. Patrick then stated that he is not sure if the commission is being fair to say that this is going to be such an intrusion to the public view. He stated that he does not think a lot of people from the library parking lot are looking back at this elevation. Gregory stated that there is a public park there as well. Gregory stated that he is not concerned about the view of this from his home, but about the size of it on that side. Patrick stated that he does not think it can get any smaller. Patrick then stated that a screen is not going to help the situation. Patrick stated that the application does not say anything about painting the units, so he is going to add it. The commission would like a matt finish paint and pick a color that best coincides with the roof. He then asked the commission if they had any further questions or comments. Patrick then read the changes they made to the application. The air conditioning unit on the bottom is to be screened and landscaped from view from the river. Gregory stated that this is not a typical back of the house situation where a restaurant backing onto a parking lot or into an alley space. It is facing the river and a public park. It is visible to the people in the community and he would just like to see it minimized with all these projections and equipment that is necessary. It would be helpful if it could be painted and screened and this would make it less visible from public view. Patrick stated that the other change to the application he has is that the equipment is to be painted a dark matte color matching the roof to the extent possible. The conditions will be: 1) air conditioner screened and surrounding area landscaped. 2) food freezer condensers will move up the roof slope to the height of the curb required, and 3) roof top units will be painted in dark matte color to match the roof as best can be matched. With no further questions or comments from the commission, Patrick called for a motion to approve the

application. Pam made a motion to approve the application with the three changes previously mentioned. Screened air conditioner and landscaped area, food freezer condensers will move up the roof slope to the height of the curb required and units painted a dark matte color matching the roof to the extent possible. Curtis seconded. All were in favor and application approved. Patrick will make sure the applicants get a copy of the amended application.

Other Business: Slania Enterprises, Inc. Case # 14-08 is requesting approval for extension for development at 29 Front Street. Patrick stated that there are a few members and new ones as well, who were not present for the first meeting. The last meeting on this was December 17, 2015 and it was approved. He then stated that they are coming up on the two year mark. What has changed from this approval to now is that the commission has adopted new guidelines. Patrick then stated that the applicant cannot complete the work by the end of next month. Patrick stated that the original application was complete and he was pleased with the outcome and approval. He then stated that he would encourage the members who were not there for the original meeting, to look through the application. Patrick then stated that he would recommend an extension through December 2018. Patrick then asked the members if they had any questions. Julie made a motion to extend Case # 14-08 to December 2018. Pam seconded. All were in favor and application was extended. Patrick thanked the applicant for his patience.

Next is the approval of the Minutes from the October 19, 2017 meeting. There were a few changes and Julie made a motion to accept the Minutes as amended. Valerie seconded. All were in favor and Minutes approved.

With no further business, Patrick made a motion to adjourn at 8:45 pm. Pam seconded. All were in favor and meeting adjourned.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary