

Exeter Historic District Commission

January 18, 2018

Final Minutes

Call Meeting to Order: Patrick Gordon called meeting to order at 7:05 pm in the Novak Room of the Exeter Town Office Building.

Members present: Patrick Gordon, Chairman, Pam Gjettum, Clerk, Curtis Boivin, Vice Chair, Gregory Colling, Nicholas Gray, Planning Board Representative

New Business: Public Hearings: Continued discussion on the application of Anne C. Bushnell, Trustee of the Anne C. Bushnell 2004 Trust as Amended and Restated 2011 for change to an existing structure for the demolition of the rear 520 square-foot addition of the existing structure located at 12 Front Street. Patrick stated that the board received a letter from Alyssa Murphy, from Manypenny asking for the application to be continued until the February meeting. Patrick then asked for a motion to continue at February meeting. Pam made the motion. Gregory seconded. All were in favor and application was moved to February meeting.

Next is the application of Excel Construction Management (on behalf of Freedman Realty, Inc.) for change to the existing structure located at 173 Water Street. The applicant is requesting review of modifications to the existing building to construct an 18 space covered parking lot and associated site improvements. Michael Todd spoke stating that he is the Principal of Excel Management and here on behalf of Bert Freedman with his proposed development at 173 Water Street. He stated they put together a project narrative, which the commission had to review. Michael then read the project narrative. It will consist of existing retail space, existing second floor space, and an expanded first floor area toward the waterfront to be marketed for lease as a restaurant. Space on the second and third floor addition will house apartments and condominiums. It is intended that the condos on the third floor will have access to a rooftop lounge area, which will be accessed from the stair-towers. The ground level will include mechanical and electrical rooms, storage facilities for tenants and residents, stairways and elevator access, along with parking for up to 26 vehicles. He then stated that there is one error so far on the site plan. It stated there were 26 parking spaces, but they only have space for 18. Patrick asked Mr. Todd if he is asking the commission to treat this public hearing as a work session right now. He then asked if Michael knew these were available. Michael then stated that they are trying to expedite the process. They really wanted to come in front of the commission to get their comments and concerns and take them to the Planning Board when they go on February 8th. Patrick then stated that he does not think it is a complete application at this point. He stated that the commission needs the whole package of details. Michael then stated that what they are trying to do is get some of the commission's input and take their input back into the final designs. Patrick then stated that it sounds like a work session and this is what the commission will treat this as because he will be coming back with more information. Michael is ok with this. Patrick then stated that he would ask the commission members to treat this as overview, general scope comments for the appropriateness of this to an existing building and then also inform him of everything the commission will need to make the application complete. Patrick then opened up the work session to the board members for any questions or comments. The members asked questions and had some comments. When the commission was

finished with their questions and comments, Patrick opened it up to the public. Charlie Travis got up to speak. He and Julie Travis are owners of 183 Water Street, which is the building directly next to 173 Water Street. He stated that Julie has a retail business there and resides in the building. They have concerns for the proposed renovations and expansion of 173 Water Street. The magnitude and size is out of character with surrounding waterfront historic properties in the neighborhood. The scale of the building is enormous in comparison to all the other structures on the waterfront side of Water Street. The back of the restaurant windows along the right rear and left sides of the proposed project are not in character with the surrounding historic properties. These windows will look directly into private living quarters, private gardens and green spaces at adjacent properties. In particular, 183 Water Street, which is less than 20 feet away. They also have concerns about where the restaurant patrons are going to park. These are their concerns. Gregory asked if the building Charlie was describing was the yellow one and it is.

Patrick then asked if there was anyone else who would like to speak for or against this proposal. Hans Wridtte spoke stating that he really doesn't have any comments and he lives in Merrill Block and has for the last 25 years. When he got the notice as an abutting owner, he came over to the town hall and there was really nothing to see for this proposal. He then stated that the paperwork the commission members had in front of them would it be available to him. Patrick stated it would be. Patrick then stated that he would give Mr. Wridtte his copy.

With all the comments and questions addressed, Patrick stated in terms of trying to give information for this to be a complete application, he would like to list what is needed to make this happen.

1. Site plan included.
2. Color rendering with materials delineated.
3. Architectural detailing – trim, siding, brick, window and door openings, roof edge details, railings, lighting, location and style and awnings.
4. Roof plan for equipment.
5. Perspective with context from the river view.
6. Landscape context.

Patrick then stated that he did not have any more questions or comments at this time and opened it up to the rest of the commission members. There were none. Patrick then asked for a motion to table this application until the February meeting. Patrick stated that Michael needs to have all the paperwork submitted by the first of next month, so the abutters can be properly notified. Pam made the motion to table application for the renovations at 173 Water Street to the February meeting. Nicholas seconded. All were in favor and application tabled.

Other Business: Approval of Minutes for December 21, 2017. The members reviewed them and had several changes. Patrick asked for a motion to approve. Pam made the motion to approve the December 21,2017 minutes as amended. Curtis seconded. All were in favor and minutes approved.

With no further business, Patrick made a motion to adjourn. Pam seconded. All were in favor and meeting adjourned at 8:30 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary

