

Historic District Commission

1/17/19

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, Select Board Member, Pam Gjettum, Curtis Boivin, Vice Chair, Gregory Colling, Dave Sharples, Town Planner

New Business: Public Hearings: No new business.

Other Business: Patrick asked for a motion to change the order of the agenda and to request a review of the extension of approval for development at 29 Front Street to first on the agenda under Other Business. Pam stated that she so move. Curtis seconded. All were in favor and agenda so changed. Christopher Lumenello got up to speak. He stated that he is now the owner of 29 Front Street. He stated that he asked the previous owner to extend the applications he would not do that. Mr. Lumenello needed to wait until he took ownership to do it. He stated that he is asking for an extension as is based on the same plan and principle specs that the previous owner had submitted. Patrick then asked the members if they had all read the minutes from the last meeting when they did extend the last decision on this. Patrick stated that this was back in December of 2018. Curtis asked if there was any comment and Patrick stated that there was no comment from the original application that needed to be reviewed. Patrick read a few lines from the meeting notes. When it was approved, that was prior to changes to the new guidelines. Patrick then left it open to any comments from the board. Patrick stated that what they did ask for in the original submission was a lot of additional information about architect details. Also a lot of information in terms of proportions, sizing, materials, etc. It was all completed at the time. They found it historically appropriate at the time. Patrick does not see any reason why not to extend an extension. No further comments so Patrick called for a motion for an extension. Julie made a motion to grant an extension for development at 29 Front Street, Case#14-08. Curtis seconded. All were in favor and extension was approved.

Dave Sharples asked if the extension was for one year. Patrick stated that it was. Curtis stated that typically the applications for construction are to begin construction by that time. Dave stated that usually an application needs to get a building permit. If they got a building permit prior to the expiration of the application, then they are vested to the permit. The building permit requires the applicant to start within 180 days.

Next on the agenda is review of draft CLG Grant application for preservation plan. Julie stated they had talked at the September meeting about applying for a CLG Grant. Julie stated that she and Dave submitted a Letter of Intent to the Division of Historical Resources and they invited the commission to apply. Julie had copies for the members to read and comment on. Dave stated that he is not sure about the priority of this project and how they would see it. Priority 1,2,3 at this point he stated that he is not sure it matters because they have \$50,000 every year that they get funded. There are almost 30 CLGs. It depends on how many applications they receive. Regardless of the priority, this will fund 60% of the project and the town will have to come up with the 40% match. This application is due February 1st.

Julie stated that Dave will be helping her but she would like input from the members. There are three questions they can comment on. The members can send their comments to Dave and he will assemble them. Dave stated that he wanted to give the commission some information on what was passed on to them and he thinks it will be very valuable to them when answering the questions. One is the Letter of Intent. Also given out was the Historical Cultural Resources Table of Contents from the Kingston plan that was done. Finally, the last two pages is the suggested outline for the Historic Resources Master Plan issued by DHR. Dave stated that he can contact the consultants to see if they can provide more on what Kingston had. Patrick then asked Dave if he could give the commission a five minute synopsis of the 62 page document. Dave stated that he has only skimmed it. Julie stated that one of the things she was not clear on the Preservation Plan was they could do with private property. Is the something the commission would want to add. Dave stated that he sees this in a broad sense. They look town wide. They do the history of Exeter. They go a little further with known resources and list those. There is also a lot of background and history checking. This is not specific to any historic district. They look town wide. They then look at what is the town doing now as far as tools to preserve historic districts. Then possibly like our Master Plan and there would be some goals and objectives. There would then be a set of recommendations in theory that the HDC or Heritage Commission would implement in their future. Patrick asked if it would define any properties that they feel are currently threatened. Dave stated he thinks that would depend on the scope of work. Once you get the grant and you are finalizing the scope, you would look to new folks to define what are your priorities. What would you like to see in this plan. It is your plan and you are paying for it. You should go out and determine what the scope is. Gregory stated that would not this be part of the survey. Julie stated that the area survey does that. May be in the Preservation Section, they want to talk about the various surveys and pointing us to particular resources that we would like to prioritize and help the property owner and tell them about what resources we have available. This is due February 1st. Patrick asked the commission if they could get their responses back to Dave by next Wednesday. Dave stated that if he gets everyone's inputs by next Wednesday, he will pull it all together Thursday and Friday and then send it back the next week for review and comments. The following week will be good to finalize it and get it off to Concord.

Next on the agenda is board discussion – workshop for HDC members to review and understand IBC Chapter 34 – Existing Buildings & Structures.

Gregory stated he met with by chance because he was in Boston at an Architect Historic Resources Meeting and there was a representative from the Massachusetts Historic Commission who was trying to recruit architects that might be interested in a workshop for Chapter 34. Gregory thought this was a good idea because the commission does not look at this as a tool. Gregory thought the commission could review Chapter 34 with someone who might be able to present that information to them. He thought maybe they could bring in Doug Eastman, the local building official and talk to him about how decisions are made about existing buildings. He stated it would be good to get some clarify on this and understand how it might be useful to us if a project comes before this commission and they are asking to significantly alter a building using the building code. Julie then asked if this was someone they would perhaps get from the State. Patrick asked Gregory if down in Massachusetts, were they forming this workshop. Gregory stated they were and he stated he could call and find out how they are organizing it. Julie stated it would be a good thing if they do their own workshop and have it be an area workshop with other towns. Julie will contact DHR to see if they have anyone to recommend. Patrick asked Gregory if he would follow up with MAC to see if they created a workshop and if the workshop can travel because that would be even better. Perhaps get a copy of their presentation. Patrick stated the commission needs to know if what they are presenting is of value to the commission.

Next is the approval of minutes from 9/20/18 and 11/15/18. After reviewing the minutes of 9/20, Julie made a motion to approve as amended. Pam seconded. All were in favor and minutes approved. The minutes from 11/15/18 cannot be approved because there are not enough members present who were at the 11/15/18 meeting and the video will be checked to see what is missing from the EXTV discussion. Julie made a motion to table the minutes. Curtis seconded. All were in favor and minutes tabled.

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

Respectfully submitted,

Elizabeth Herrick
Recording Secretary