

Historic District Commission

December 19, 2019

Draft Minutes

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

Members Present: Patrick Gordon, Chairman, Pam Gjettum, Clerk, Kathy Corson, Select Board, Greg Colling, Curtis Boivin, Vice Chair

New Business: Public Hearings: Continued public hearing on the application of R.V. Paolini for changes to the existing structure located at 1 Center Street (Peoples United Bank). The applicant is proposing to remove the existing canopy to the rear of the building over the drive-thru window and constructing a new canopy that will accommodate a two-car wide drive-thru structure. Case #19-08. Robert Pallini spoke representing the bank. He stated they were there a couple of months ago asking for approval to adjust the drive-up roof on the rear of the building. He said they got some good comments on the last visit and he feels they have made all of the adjustments that the board was looking for. Robert brought a board with pictures on it to show the members of the board. He said they had some research done on the columns and adjusted the caps to coincide with the existing building. The last thing that was mentioned was concern about moving the ATM machine because of people walking. Robert stated they had a conversation with the bank and they are willing to leave the existing ATM and just utilize this one for cars. To move it would not be really good for the people who walk because this is a walking community. Robert then stated that he thinks these were the original comments they got and they addressed everything the members wanted. Gregory asked what the width of the column is and the height. It is not showing on the packet that each member had. Gregory made a recommendation about the height to make it architectural correct. Gregory stated that he is just trying to make it look right. Robert agrees with his recommendations. Pam stated that what she is concerned about is the very lovely museum in back of the bank. Robert stated that they did not get any opposition from the bank and they approached them before any plans were made. He then stated that this is part 1 of a larger project where they want to go in and do the parking area and the commission would be getting input from them at that time. Pam then asked if they were good with them blocking their whole entrance. Robert said he does not think they are blocking anything. They are just adding one lane. Patrick explained to Pam that the canopy that is there now will be raised up and not really block all that much. Robert said at the same time, they are going to be readjusting the parking area and loose some space. There is going to be one in way which is where the museum accesses their road. They would then come around and come up. Pam then asked if they were going to come up the hill. Robert said they are going to lose one of the entrances and this will make it much safer because there will not be three cuts in the road. Pam stated that she still wants visual access to the museum. Gregory said what Pam is saying is do not put a drive-thru there at all. It does not necessarily screen that building. You can see through it and it is a flat roof. Kathy said that they could put a whole building there if they wanted to. This is beyond the scope of what the HDC can do. Gregory said that the builder has a right and Kathy agreed. Gregory then said that it is not a public right of way. He said you can look at the museum from Water Street and that is the view the public see. Patrick asked about the roof. He said that in the drawings, it

looks completely flat. Robert said it is with a moderate pitch to try and keep the water from the entrance and the exit. They will incorporate drainage when they do the site plan. Patrick asked in the side elevation view, will it have a peak similar to the existing. Robert stated that it will not. Patrick talked about how to do the pitch so it does not collect water. Patrick asked what the materials would be. Robert said it will be all wood and paint. They will not be using any vinyl. Patrick said he was just putting this out to the commission members that he does not think they would be against the capital base being composed, just because this is going to get so much splash back and potential wicking. Patrick then asked the commission members if they had any other questions or comments. Kathy said this was off the subject but while he is here during your next phase, which is the parking phase, will you combine parking with the museum. Robert said they will not be doing that. They also own the upper parking lot and they want to utilize it more. Kathy then asked if there would be the same amount of parking they have now, or will it be less. Robert does not know the answer to this question, but he has a feeling that it is going to be less because they do want to have some green space. Patrick asked about the island that the columns are going to sit on, what will the material. Robert said it will be concrete. Patrick then asked if they could request granite curbing to match the front. Robert stated that he thinks they are going to be doing a lot of granite inside the parking area, but the granite is a big problem with the islands. It rips up tires constantly. Patrick then stated that he does not think concrete would be out of place either. Patrick then asked again if there were any more questions or comments and there were none. This application has already been accepted. He then asked if there was anyone from the public who would like to speak for or against this application. There was no one. Patrick then closed the public hearing. He then asked if there was any further deliberation from any of the board members for this application. Gregory said there were three conditions for approval.

The column capital from the top of the column to the neck molding, 12 inches. The same as the width of the column. The base would be half of the length of the column, six inches. Hip flat roof with a continuous cornice that does not slope.

Gregory then made a motion to approve the application with the three conditions. Curtis seconded. All were in favor and application approved.

Other Business: Gardner House Condominiums – 12 Front Street has request a Work Session for modifications of previous approval for the main house. Jeremiah Johnson with McKinney Architects. He was with the two owners of 12 Front Street as well. He passed out a packet to the members of the board. He said that the rear condominium building is under construction now. He said the owners would like to do something different than what was approved in the back of the building. What they are proposing to do in lieu of removing that same portion of the addition and the porch stair area, put a simple, modest two car garage. The intent is to match materials, details, colors like the building in the front. Patrick asked if he had received a copy of the HDC Guidelines. He said he had and looked through them briefly. Patrick said this will reference for sure in terms of historical appropriateness. Patrick's second question was did he find any of the meeting minutes or watch on TV the deliberations on this. He has not. Patrick said this property itself went through a very rigorous and contentious approval process. A lot of energy and work went into the deliberations back and forth so he asked that Jeremiah review them. There was presentation given about the history of the property and the importance of the massing of that unit in particular, what they were calling the back house. That definitely played a part to what the considerations were for the approval for what the commission did make and for any changes to that approval. Patrick then opened it up to the commission members and reminded everyone this is

just a Working Session. Gregory made a recommendation for the arches. The owners asked if there was a garage there before. The commission members said there was. Patrick said the commission was very aware of the red squirrel infestation that happened and tore up the property on the inside. What the commission was sensitive to on the first application was the massing and to keeping it as an element of the building. They talked about keeping the structure that is there. Gregory said they could use it as a marketing tool and it would make everyone happy in the town. Jeremiah said they have a contractor on site and they will look into this and he also asked that the commission review the structural report as well. The owners thanked the commission for their time and recommendations.

Next on the agenda is the State commission for coastal resilience and economic development program as detailed in SB 285. Patrick has no information on this and Julie Gilman wanted to discuss this but is not here tonight. Also for the next one the discussion of the Demolition Review Process. These two items will be discussed at the next meeting.

Approval of the November 21, 2019 Minutes. The members reviewed the minutes and there were some amendments. Pam made a motion to accept the minutes as amended. Curtis seconded. All were in favor and minutes approved.

Gregory wanted to thank everyone and he enjoyed his time on the board. Everyone thanked him for his service.

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

Respectfully submitted,

Elizabeth Herrick

Recording Secretary