

Historic District Commission
October 20, 2022
Final Minutes

Call Meeting to Order: Grayson Shephard, Vice Chair, called meeting to order in the Nowak Room at 7:00 pm in the Exeter Town Office Building.

Members Present: Grayson Shephard, Vice Chair, Pam Gjettum, Clerk, Julie Gilman, Select Board Rep., Gwen English, Planning Board Rep.

New Business: Public Hearing: Review of a modification of the approval granted to Paul Mahoney (for Hajjar Management Co., Inc.) for changes to the existing structure located at 154 Water Street. A change is proposed to the design of the building entry. Case #22-8.

Paul Mahoney spoke and thanked the Commission for coming this evening. He said he was also there with Ed Zarbosa. Paul said they have been working very closely on this project and Ed has been doing a very nice job.

Paul said that after they started the project there were a few changes along the way. He had a diagram he showed to the members. Paul said for the sake of refreshing everyone's memory, they are splitting this area up into three spaces and creating handicap access on the side. One of the most visible areas of this change would be the front door and this is the primary modification you are looking at today.

Paul said that they were hoping to get two side by side doors in there and what they found is that when you looked inside the structure, there was not enough room to get two full size doors side by side. Instead of trying to modify the structure of a building that old, Ed said that all the other stores have an inset entry and this has a lot of benefits.

Paul said what they propose to do is just step that middle entry in. It will be five feet and this will allow for one of the two stores to enter straight forward

and there will still be two nice looking symmetrical and weather protected spaces.

Paul said given that this is really right in the heart of the project and it might be a very small change, but appropriate to at least give the opportunity to discuss this.

Ed said if the members looked at the diagram, they would see two columns on the side. Ed said from the previous presentation, we would not have those columns and he thought it would look more consistent to keep it as one single entrance and have those columns following the right side.

Grayson asked if the doors were the same as the ones that were proposed previously. Ed said it will be the same material and look the same as well.

Grayson then asked the members if they had any comments.

Julie said that she really did not see any difficulty here because it is much like the original plan. She then made a motion that the re-application is complete. We have the materials, we have the history of the presentation and this is a complete application showing what the new design is going to be. Pam seconded. All were in favor and the application is complete.

Julie said that the entrance that is coming out to put into the entrance for the two different stores, she thinks is an improvement. Julie also thinks this is a more appropriate storefront for this building because of its history.

Julie said this is not really our purview but she wants to ask about the ADA access. We talked about where the new tenant C is coming off of Center Street. What is being done for the other two tenants.

Paul said the other two tenants will have access from inside the building. Currently there is access for one side from the back of Citizens Bank on the inside hallway for the whole space. They have now created it so the two left spaces as you look at the building, one will go directly from the hallway.

The next one, a ramp has been built, ADA compliant into that as well and then the third space is the only one you could not get to from the inside ramp. Now there is the new Center Street entrance to accommodate that one.

Paul wanted the members to know what great work Ed has done so far. He took a lot of care patching up some of the brick work. He made sure that he matched with what was there. The places he has patched in already, look no different and look fantastic.

Grayson then asked if the commission members had any more comments and there were none.

Julie then made a motion to approve the amended approval with the recessed entryway and the lites across the building with the single doorway to match the plane of the storefronts . Pam seconded. All were in favor and the application approved.

Other Business: Approval of the August 18, 2022 Minutes. After review and a few changes, Julie made a motion to approve minutes as amended. Pam seconded. All were in favor and minutes approved.

With no further business, Julie made a motion to adjourn. Gwen seconded. All were in favor and the meeting adjourned at 7:30 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary