

SOMERSWORTH HISTORIC DISTRICT COMMISSION

Date: 27 January 2016
Place: City Hall, Somersworth, NH

Minutes of Regular Meeting: Adopted as amended

Present:

Madeline DeSantis, Chair
Albert Marotta, Vice-Chair
Martin Dumont, City Councilor
Laura Barry, Alternate
Beth Poulin, Commisioner
George Poulin, Commissioner
Tim Metivier, Building Inspector
Pius Charles Murray, Commissioner/Secretary

Members Absent:

Arthur Hendrickson, Commissioner

Petitioners Present:

Patrick Alley (on behalf of HDC #29-2015)
Mike Camire (on behalf of HDC #28-2015)
Jim Deyon (on behalf of HDC #01-2016)
Ed Robitis (on behalf of HDC #01-2016)
Brent Shawn (on behalf of HDC #29-2015)

Members of the Public Present

Richard Brooks (addressing HDC #28-2015)

Agenda

I. Call to Order by the Chair at 7:00 P.M.

II. Motion to approve the minutes. Motion to accept the minutes of the regular meeting of 24 November 2015 as amended was made by Mr. Murray and seconded by Mr. Poulin. Motion passed unanimously.

III. Report of Minimal Impact Projects

Mr. Metivier reported one project of minimal impact as follows:

1. The 31 Lincoln Street Realty Trust, 31 Lincoln Street, Assessor's Map 11, Lot 158, HDC #27-2015. **Approved to re-roof.**

IV. Old Business

- A. There were no items of Old Business.

V. New Business

- A. Leslie Darling is seeking a certificate of appropriateness for the installation of a solar panel array on property located at 13 Linden Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map 11, Lot 171, HDC #28-2015.

Mike Camire represented the petitioner to describe the project being undertaken. Mr. Camire informed the HDC that the petitioner wished to install 22 panels on a roof-mounted 6.05 KW solar panel array.

Mr. Marotta asked if the array would be visible from the street. Mr. Camire replied that the array would be on the south side of the house facing Main; Mr. Metivier explained that it would be visible from the street. Mr. Marotta furthermore explained that there were two other such arrays already installed in the city so he didn't see any problem with this one. Ms. Barry stated that she thought it was quite a significant area to frame; Mr. Camire replied that he would be using 2x6 style to try to match what was already there.

Motion to accept HDC #28-2015 as submitted was made by Mr. Murray and seconded by Mr. Marotta. Motion passed by majority vote, 6-1, with Mr. Poulin opposed. Public comment by Richard Brooks regarding this petition was made at the end of the meeting.

- B. No. Two Mill, LLC is seeking a certificate of appropriateness for exterior renovations and to construct an atrium on property located at 14 & 22 Canal Street, in the Millyard (MY) District, Assessor's Map 11, Lot 190 & 190B, HDC #29-2015.

Brent Shawn and Patrick Alley represented the petitioner to discuss the project. The project calls for the demolition of the atrium between 14 & 22 Canal Street and its replacement would serve as a means of egress for any apartments that could be constructed on the ground floor at 22 Canal Street; the new atrium would include two windows, a new set of stairs, and a commercial entry door with a sidelight and transom. On 14 Canal Street, the second part of the project, the petitioner wishes to demolish the two story brick structure in the back which would permit the installation of eleven windows and three doors, thus allowing for future

development of the building.

Ms. Barry asked several questions concerning the design elements to be used, and what type of sills the windows would have. Mr. Murray asked about the historic importance of the brick structure at 14 Canal Street. Mr. Metivier replied that none of the structures proposed to be removed could be found on an 1877 architectural sketch of the property.

Motion to approve HDC #29-2015 with the stipulation that the atrium be removed as described and that pictures of the proposed changes at 14 Canal Street be submitted to the HDC prior to starting the project was made by Ms. Barry and seconded by Mr. Marotta. Motion passed unanimously.

- C. Jim Deyo is seeking a certificate of appropriateness to install a chimney on property located at 149 High Street, in the Residential Business with a Historic Overlay (RBH) District, Assessor's Map 10, Lot 131, HDC #01-2016.

Jim Deyo and Ed Robitis were present to discuss the project to be undertaken. Mr. Deyo explained that due to the structure of the chimney's exhaust he needed to install a new chimney to allow ventilation of the two boilers in the cellar. Mr. Metivier explained that this was an issue of safety. The replacement chimney, as with the original, would extend 5' or 6' above the roof according to Mr. Deyo. Because the chimney would be visible from the street (asked by Mr. Murray), there were options for covering it. The other issue would be what covering to use either for the entire chimney, or to differentiate the covering between the chimney up to the roof line and of that above the roof line. Mr. Deyo explained that the siding of the house has aluminum so he could cover the chimney up to the roof in aluminum and use a type of brick covering for that above the roof line so that it looked like a real chimney.

The Commissioners, particularly Mr. Marotta and Ms. Barry, wanted to know specifically what the options for covering the chimney are and, more importantly, what each would look like. Mr. Metivier explained the need for the HDC for safety reasons to make a decision even given the members concern that it fit in within the architecture of the neighborhood

Motion to approve HDC #01-2016 with the stipulation that prior to beginning work on the project information/drawings concerning the installation of a metal chimney to the roof line with options to cover it (e.g. vinyl, aluminum, brick, etc.) with brick covering the chimney above the roof line would be brought back to the HDC at its February 2016 meeting was made by Mr. Poulin and seconded by Mr. Marotta. Motion passed unanimously.

- D. There was no additional New Business.

VI. Workshop Business:

- A. Mr. Metivier reported on the feedback from Mr. Sharples about the HDC's proposed changes in application procedures. Mr. Sharples made several recommendations. The HDC then held a discussion as to the final disposition of the proposed changes. Mr. Marotta asked if the application could be discussed in a new workshop. Mr. Murray replied that if the HDC were to adopt the new guidelines they would have to be part of the agenda. The Chair decided to discuss the proposed application guidelines under Workshop Business at the February meeting. Mr. Poulin inquired if violators could be forced to comply. Mr. Metivier said that the RSAs have been changed to allow municipalities to cite violators with increasing fines.

B. There was no further Workshop Business.

VII. Communications and Miscellaneous:

- A. Councilor Dumont had several announcements. First, he announced that the Mayor wanted to have a public ceremony, to be planned by the Hilltop Re-Use Committee, to place the plaque naming the building to the National Historic Register.
- B. Secondly, Councilor Dumont reported that the former Police Station building would be sold. The City Council had two bidders from among whom to choose.
- C. The former Care Pharmacy building in Somersworth Plaza has two potential buyers and one possible lessee.
- D. The three-story building at Washington & Main also has a potential buyer.
- E. The City Council is seriously studying the implementation of a Tax Incremental District. As part of its consideration, the Council would like some input from the HDC about the configuration or re-configuration of the city's Historic District. According to Councilor Dumont, some councilors would like to make the Historic District smaller given its large size and the implications for its overlay on the city's business district.
- F. Councilor Dumont announced the formal, official sale of the General Electric building in Somersworth.
- G. Councilor Dumont requested a workshop on re-sizing the city's Historic District. The Chair took it under advisement.
- H. Mr. Metivier had several announcements to make. First, he told the HDC that Dave Sharples had resigned to accept a similar position in Exeter, NH; he would be leaving in two weeks. Secondly, he informed the HDC that Lisa Malzof, contracted to write the application for placing the Forest Glade Cemetery on the National Historic Register, had begun her work and was very enthusiastic about its possibilities.
- I. The Chair allowed Richard Brooks to make his comments. He began by complaining that he had not been allowed to deliver his comments when HDC #28-2015 was under consideration; in the past he said that he had been allowed to address a petition after the petitioner had described the project. Although Mr. Brooks said he would support the solar array in this instance, he wanted the HDC to remain cognizant of its rules that changes to buildings in the Historic District remain within the tenor of the neighborhood.
- J. Mr. Brooks's comments engendered a discussion among the Commissioners concerning when to allow public comment. Councilor Dumont said that the planning committee on which he sat allowed public comment after the presentation of each petition but then all comment by petitioner and the public were shut down. Mr. Metivier replied that that structure may be required by law; Mr. Metivier informed the HDC that he would investigate alternatives; he did think that it would only require a change in the HDC agenda and not require council approval.

VIII. Adjournment

Motion to adjourn at 9:05 P.M. was made by Mr. Poulin and seconded by Mr. Murray. Motion passed

unanimously.

Respectfully submitted,

Pius Charles Murray

(Mr.) Pius Charles Murray, M.L.S., M.P.A.
Commissioner/Secretary