



Somersworth Historic District Commission

One Government Way, Somersworth, NH 03878

Regular Meeting of the HDC held on Wednesday, 28 March 2018: 1st draft

<u>Present</u>	<u>In absentia</u>
Laura Barry, Chair	
Richard Brooks, Vice-Chair	
Edward Levasseur, City Councilor	
Matthew Gerding, Commissioner	
David McNicholas, Alternate	
George Poulin, Commissioner	
Tim Metivier, Building Inspector	
Pius Charles Murray, Secretary	

Petitioners Present:

Michael Shane, on behalf of HDC #03-2018	Ken Dalzell, on behalf of HDC #02-2018
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Agenda & Minutes

I. Call to Order: At 7:01 pm by the Chair

The Chair introduced and warmly welcomed Mr. Gerding, a new Commissioner, and Mr. McNicholas, a new Alternate, to the HDC.

II. Approval of Minutes:

1. Motion to approve the minutes of the full HDC meeting of 24 January 2018 as submitted was made by Mr. Murray and seconded by Mr. Brooks. Motion passed unanimously.
2. Motion to approve the minutes of the HDC Workshop meeting of 22 March 2018 as amended was made by Mr. Murray and seconded by Mr. Brooks. Motion passed unanimously.
3. Motion to approve the minutes of the regular HDC meeting of 28 February 2018 as submitted was made by Mr. Brooks and seconded by Councilor Levasseur. Motion was adopted by majority vote (6-0-1) with Mr. Murray abstaining due to his absence from the 28 February 2018 meeting.

III. Projects of Minimal Impact: Mr. Metivier asked that report on minimal impact projects be tabled until the next meeting because there was no prepared report for this meeting. Motion to table the March 2018 reports on projects of minimal importance was made by Mr. Brooks and seconded by Mr. Poulin. Motion passed unanimously.

IV. Public Comments by Visitors: There were none.

V. Old Business:

A. Any Old Business that comes before the HDC.

VI. New Business:

A. Steven Ring is seeking a certificate of appropriateness to replace a window on property located at 50 Grove Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map 11, Lot 20, HDC #03-2018.

Michael Shane was present to discuss HDC #03-2018. Mr. Metivier described the project as a request to install a double hung window in the rear of the home; this property, Mr. Metivier explained, had also come before the HDC in the past: in 2003 for work on the garage, and in 2017 for siding.

Mr. Brooks asked Mr. Shane to confirm that only one window would be replaced using a 1/1 grid; Mr. Shane confirmed that that is the case.

Motion to approve HDC #03-2018 as submitted was made by Mr. Poulin and seconded by Councilor Levasseur. Motion passed unanimously.

B. Three Rivers Farm, LLC is seeking a certificate of appropriateness to install a condenser unit on property located at 90 High Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 218, HDC #02-2018.

Mr. Ken Dalzell was present to discuss HDC #02-2018. Mr. Metivier explained that the petition was to install an HVAC condenser that would be facing Constitution Way; furthermore Mr. Metivier reported that this property had appeared before in the HDC in 1990, 2015 (for a dormer), and 2018 (other windows on the same side as HDC #02-2018).

The Chair inquired about the placement of and cover for the condenser which would be visible from Constitution Way. The Chair also inquired whether or not the lattice on the stairway would be replaced; to which Mr. Dalzell replied that the HVAC would be under the stairs and to their right, not interfering with the lattice work. There was considerable discussion about the landscaping appropriate for the area to cover the HVAC. Mr. Dalzell wanted to know if he would need to return to the HDC to obtain permission for the landscape choice. Mr. Metivier responded that if the landscape involved vegetation (e.g. trees or shrubs), it would be considered minimal impact and not require a return to the HDC; if however a fence were to be used to conceal the HVAC, that would require HDC permission. Mr. Gerding inquired if the city had any plans for a complete street (i.e. all utilities underground) and if so would that have any impact on this project, to which Councilor Levasseur responded that the city did not have any plans to implement a complete street plan on Constitution Way. The Chair, Mr. Brooks, Mr. Murray, and Councilor Levasseur expressed support for year round vegetation to cover the HVAC.

Motion to approve HDC #02-2018 as submitted with the stipulation that evergreen bushes be used to conceal the HVAC condenser was made by Councilor Levasseur and seconded by Mr. Brooks. Motion passed unanimously.

C. Any New Business that comes before the Commission

VII. Public Comments by Visitors: There were none.

VIII. Workshop Business:

A. HDC 2018 Goals

The Chair re-iterated the HDC goals for 2018 as discussed at the HDC Workshop on 22 March 2018 as follows:

1. Maintenance of Horn Cemetery
2. Education (eg, better use of city website and channels 22/95, Facebook page, attendance at workshops, etc.)
3. Better post-HDC appearance follow through on approved projects
4. More precise rulings by Chair, motions formulated by Chair
5. More and better outreach (eg work with other city land use boards, work with S Berwick ME, etc.)

Motion to adopt the five HDC Goals for 2018 as submitted was made by Mr. Murray and seconded by Mr. Gerding. Motion passed unanimously.

B. Update on the Hilltop School project

Councilor Levasseur updated the HDC on the Hilltop School project. According to Councilor Levasseur, the Hilltop Capital Reserve Fund was defeated by the City Council. Councilor Levasseur hopes that those funds might be used for parks and recreation maintenance, including the city's cemeteries. He will keep the HDC apprised of any new developments.

Mr. Murray mentioned that the Somersworth 125th Anniversary Commission was sponsoring a Somersworth Clean-Up Day of the city's parks in May (Saturday, 5 May 2018 from 7:30am to 1:00pm) including lunch. The HDC discussed asking that the city's cemeteries, and Horn Cemetery in particular, be included in that project. Mr. Murray also asked if the HDC would be working more closely with the Cemetery Trustees to coordinate projects such as Somersworth Clean-Up Day, to which the Chair responded that the HDC's Cemetery Subcommittee would be more pro-active coordinating with the Cemetery Trustees. Mr. Poulin stated that while he was happy that such a program as Somersworth Clean-Up Day existed he wanted to emphasize that he wanted regular maintenance for the cemeteries not an occasional, irregular project. Councilor Levasseur reported that if funds for parks and recreation maintenance did not pan out he asked the HDC to consider applying for an AARP grant to obtain some money for cemetery maintenance.

C. Towards fulfilling the HDC 2018 goal for Education

Mr. Brooks stated that he had created a slide show with photographs and a description of Greek Revival homes in Somersworth which might be broadcast on Channel 22. There was a discussion on the legal implications of televising private homes without an owner's permission. The Chair said that she would investigate further and report back to the HDC.

D. New Construction in Historic Districts

The Chair passed out several articles taken from professional preservation journals that treated different aspects of how to deal with new construction in historic districts and she asked Commissioners to read them.

E. Updating the City's Survey

Mr. Brooks inquired when the HDC might update its survey and why was that important. The Chair responded that updating the survey is vital because the HDC is asking the City Council to make a change in the city ordinances for the historic district; thus for the city to keep its classification from the state it must update its survey with its reasons for including the historic district boundaries. The Chair also recommended discussing this further in a Workshop on Historic District Boundaries of which subcommittee Mr. Brooks is Chair.

F. Date and time of next HD C Workshop

Mr. Poulin asked when the next Workshop date and time would be. There was discussion about when to hold future workshops (e.g. just before HDC regular meetings, or on different days to allow more time for discussion); the consensus of the HDC was to hold future workshops on non-regular HDC meeting days to allow more time for discussion. The Chair will set a date for the next Workshop.

G. Any additional Workshop Business.

IX. Communications and Miscellaneous:

A. Any additional Communications and Miscellaneous Business

X. Adjournment: Motion to adjourn at 7:40 pm was made by Councilor Levasseur and seconded by Mr. Brooks. Motion passed unanimously.

Respectfully submitted,

Pius Charles Murray

(Mr.) Pius Charles Murray, MLS, MPA
Secretary

