



Approved as amended on 22 October 2014

Meeting: Somersworth Historic District Commission Workshop

Date: 9/24/2014

Place: City Hall, Somersworth, NH 03878

Present:

Geroge Poulin, Chair
Madeline DeSantis, Commissioner
Arthur Hendrickson, Commissioner
Beth Poulin, Commissioner
Pius Charles Murray, Secretary
Tim Metivier, Building Inspector
Dave Sharples, Director of Planning Department

Absent:

Councilor Marcel Hebert
Al Marotta, Commissioner
Julie Rowe, Alternate

Agenda:

I. Call to Order

III. Transportation Alternate Program Grant application (Dave Sharples)

- A. Request for HDC comment and input
- B. Request for letter of support in the city's TAP application to be signed by the Chair.

III. Projects of minimal impact (Mr. Metivier)

IV. Workshop Business

- A. Attendance of Councilor Marcel Hebert (The Chair, Mr. Metivier)

- B. Status of Julie Rowe, Alternate (Ms. DeSantis)
- C. Discussion of 26 Linden Street, Somersworth (HDC #13-2014)
- D. Advisement of potential applications for October 2014 HDC meeting (Mr. Metivier)
 - i. From Bill Goldstein for three properties on Market Street to side buildings with clapboard
 - ii. From new owners at 31 Prospect Street to repair stairs
 - iii. Notification that owner at 98 High Street has decided not to replace the wall (HDC #17-2014)
- E. CAMP Training in Keene, NH on 09/19/2014 attended by Ms. DeSantis and Mr. Murray
 - i. Requested copies of the Standards of the US Secretary of the Interior be added to the HDC handbook.
 - ii. Request by Pam Wiggin of Wakefield NH HDC to have a representative from Somersworth HDC at Wakefield's re-dedication of the canal on 10/25/2014
 - iii. Provide online links on HDC website to Somersworth's city ordinances and other documents for citizen information and for Mr. Murray to send to Linda Jones at Enfield for that town to begin planning for an HDC.
 - iv. Importance of surveys for HDCs
 - (a) Mr. Marotta and Mr. Metivier have been working on Somersworth's recently completed survey
 - (b) Request of Mr. Hendrickson to the Chair that the HDC Secretary be given a copy of the completed survey report.
- F. Extended discussion of need to clarify procedures for the conduct of meetings

V. Next HDC Workshop

VI. Adjournment

Action:

I. Meeting called to order by the Chair at 6:00 PM

II. Somersworth TAP application

A. Mr. Sharples presented a map indicating the proposed modifications to the Washington and Main Street areas that are to be undertaken to make the area ADA compliant and accessible. Mr. Sharples asked for HDC comment and input. The Chair and Mr. Hendrickson expressed strong support. Mr. Murray remarked that he liked the emphasis on increasing ADA accessibility as he himself is disabled. The Chair inquired

about the funding; Mr. Staples responded that it would be 80%-20%. The city would only have to contribute \$20,000-\$30,000 dollars. Furthermore, Mr. Staples explained that while the funding would be competitive statewide (the state may only fund 15-20 out of 75 projects), he believed that Somersworth's proposal was sufficiently competitive and could demonstrate need.

B. Mr. Sharples asked if the Commission would allow the Chair to sign a Letter of Support to strengthen the city's application. The Chair agreed to do so.

III. Projects of minimal impact: Mr. Metivier reported no projects of minimal impact had been approved by his office during the current month.

IV. Workshop Business

A. Attendance of Councilor Hebert. Mr. Metivier asked where Councilor Hebert had been as he has missed three months of meetings. The Chair said he would call Councilor Hebert to find out what was going on.

B. Status of Julie Rowe. Ms. DeSantis reported that she thinks that Ms. Rowe has moved out of Somersworth and so would be ineligible to continue serving on the commission. Her house according to Ms. DeSantis is up for sale. The Chair reported that he would find out and, if necessary, ask Ms. Rowe to submit her resignation to the Mayor so that another alternate member could be appointed.

C. Discussion of 26 Linden Street (HDC #13-2014). Mr. Metivier brought up the petition submitted last month by Mr. Clough to build a new house on property located at 26 Linden Street. M. Metivier advised the Commission that it has three legal options when disposing of petitions according to NH State Law: approve, approve with conditions, or deny stating reasons for denial. The Commission simply disapproved Mr. Clough's application without stating any reason. This brought up a side issue regarding correct HDC procedure. Mr. Hendrickson, Ms. DeSantis, and Mr. Murray were confused as to whether or not Mr. Clough's application which was disapproved could meet the restrictions contained in the original 2006 HDC approval granted to a previous owner. Mr. Metivier advised that if Mr. Clough submitted revised plans that met the previous HDC approval, he would be granted a building permit and would not need to seek additional HDC approval. Mr. Metivier was working with the city attorney to ensure that his advice was consonant with state law; Mr. Metivier was of the opinion that the HDC approval went with the lot not the individual applying. Ms. DeSantis remarked that she saw a For Sale sign on the property which could make the discussion moot if Mr. Clough decides not to build and/or sell the lot.

D. Mr. Metivier alerted the board that Mr. Bill Goldstein would be submitting another petition for the three properties on Market Street (cf. HDC #18-2014). Mr. Metivier reported that Mr. Goldstein's new petition would seek to use clapboard. Mr. Hendrickson

inquired if Mr. Goldstein intended to replace the clapboard already there; Mr. Hendrickson was surprised at the estimated price of \$20,000 to vinyl side the three buildings and clapboarding them would be more expensive. Mr. Metivier reported that Mr. Goldstein's estimated price for clapboarding the three buildings was \$10,000. Mr. Hendrickson said he wanted to see the proposal because this price seemed too low.

Mr. Metivier reported that that High Hopes Realty Limited Partnership (HDC #17-2014) has decided only to remove but not replace the granite wall as stated in the application. Mr. Hendrickson wanted to know if the applicant had to replace the granite wall. Mr. Metivier said that the HDC decision leaves open the option of future replacement of the wall.

Mr. Metivier reported that the new owners of 31 Prospect Street have invested a lot of money already to updating the building. Furthermore, Mr. Metivier reported that the new owners intend to be live-in landlords and will probably be submitting a petition to the HDC soon to complete repairs on 31 Prospect Street.

E. Ms. DeSantis and Mr. Murray reported on the NH Division of Historical Division's CAMP Training that they had attended in Keene, NH on 19 September 2014. Mr. Murray requested based on information given at the training that the US Secretary of the Interior's Standards be included in the HDC Handbook. Mr. Murray then mentioned that Pam Wiggin from the Wakefield Historical District Commission asked if a representative from Somersworth could attend their re-dedication of the canal on Saturday, 25 October 2014 beginning at 1:00 PM. Given the historic importance of the canal to Somersworth's mill industry, Ms. Wiggin thought this would be a good partnership. Ms. DeSantis gave the Chair Ms. Wiggin's business card to contact her about participating. Ms. DeSantis brought up making available online on the HDC website information for the public to access about HDC proceedings, petitions, city ordinances, and state law. Mr. Metivier mentioned that neighbors whose abuts property having a petition before the HDC are notified of a hearing and are invited to see the materials at City Hall; Ms. DeSantis thought it would be even easier if the public could access information from home online at their convenience. Mr. Murray seconded this as he had been asked by Linda Jones from Enfield to send copies of Somersworth's ordinances so Enfield could begin to consider establishing its own historic district. The final point from the training was an emphasis on conducting surveys of historic districts Mr. Murray said. The Chair reported that Somersworth had just completed its own survey which Mr. Marotta was working on. Mr. Hendrickson asked that a hard disk copy be given to the HDC Secretary.

F. There was an extended discussion of the need to update and enforce HDC public hearing procedures. The Chair had felt that the last meeting had gotten out of control. There was discussion amongst the Commissioners about controlling public debate. At the last meeting, the neighbors to Mr. Clough (HDC #13-2014) repeated came to the mike in rebuttal. Mr. Hendrickson and the Chair re-iterated that the format should allow the petitioner to explain the proposed changes, then allow for public input, then allow the

petitioner to respond to the input with no additional rebuttal from the public. Mr. Hendrickson volunteered to produce a written procedure policy for the next regularly scheduled HDC meeting which includes Workshop on the agenda.

V. Next HDC Workshop. The Chair proposed that the next HDC workshop items be taken up under the HD regularly scheduled agenda which includes Workshop as an item.

Adjournment:

Motion to adjourn at 7:45 PM made by Ms. DeSantis and seconded by Mr. Hendrickson. Motion passed unanimously.

Respectfully submitted,
Pius Charles Murray
Pius Charles Murray
Secretary