



SOMERSWORTH HISTORIC DISTRICT COMMISSION

Date: 22 April 2015
Place: City Hall, Somersworth, NH

Minutes of Regular Meeting: Adopted as amended

Present:

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

Members Absent:

Arthur Hendrickson, Commissioner
Julie Rowe, Alternate

Petitioners Present:

Christopher Clark (for HDC #05-2015)
Yolanda Clark (for HDC #05-2015)
Deborah Evans (for HDC #03-2015)
David R. Smith (for HDC #18-2014)

Others Present:

Richard Brooks

Agenda

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

II. Motion to approve the minutes of the HDC meeting of 03/25/2015 as amended was made by Mr. Murray and seconded by Mr. Marotta; the first appearance of the word

“map” in the phrase “the entire map polygon-area map” on page 3, Letter F, line 3 is to be omitted.. Motion passed unanimously.

III. Report of Minimal Impact Projects

Mr. Metivier reported that there were no projects of minimal impact approved in April 2015.

IV. Old Business

- A. ABK Realty Management, LLC is seeking a Certificate of Appropriateness to re-side three buildings on property located at 17-31 Market Street, in the Business Historic (BH) District, Assessor’s Map 11, Lot 93, HDC #18-2014.

David R. Smith was present to represent the petitioner for HDC #18-2014.

Mr. Metivier explained that ABK Realty Management had been required by the Commission’s previous approval to describe the trim to be used in the project. Mr. Smith replied that the intention was to use wood; the company was still waiting for a report on the decks. Mr. Smith then asked if another application should be submitted to the HDC when the company was ready to install the decks; the answer was yes, a new application would be required. The Chair inquired if the intention was to replace what is currently on the building with wood. Mr. Metivier followed-up the Chair’s question by asking if the brackets and cornerboards as well as the trim would be affected. Mr. Marotta asked if a report had been received from an architect concerning what needed to be done; Mr. Smith replied yes, that an engineer’s report had been received. The Chair asked what color the trim would be painted. Mr. Smith said that there would be three coats of white painting on trim; two coats prior to installation and one additional coat after installation.

Motion to approve the installation of the window trim, cornerboards, and friezeboards, to be painted white as described by Mr. Smith for HDC #18-2014 was made by Mr. Murray and seconded by Mr. Marotta. Motion passed unanimously.

- B. There were no additional items of Old Business.

V. New Business

- A. Queensbury Mill Limited Partnership is seeking a Certificate of Appropriateness to renovate the front entrance of property located at 1 Market Street, in the Business Historic (BH) District, Assessor’s Map 11, Lot 96, HDC #03-2015.

Deborah Evans was present to represent the petitioner for HDC #03-3015.

Ms. Evans described the project as renovating the front entrance because it was not in compliance with ADA regulations; furthermore the concrete needed to be repaired. Ms. Evans stated that the remaining two handicapped parking spaces remained compliant with the ADA rule of five percent of parking spaces needing to be reserved for handicapped parking. In addition, she described the building as having 24 apartments, all of them one bedroom. Mr. Murray inquired if the railing to be replaced was already metal, to which Ms. Evans responded that the original is heavy metal. The Chair asked if the new railing would be painted black, to which Ms. Evans responded yes it would be painted black.

Motion to approve HDC #03-2015 as submitted was made by Mr. Murray and seconded by Ms. DeSantis. Motion was passed unanimously; Councilor Dumont abstained.

- B. The City Covenant Church is seeking a Certificate of Appropriateness for window replacement on property located at 37 Lincoln Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map, 11, Lot 156, HDC #05-2015.

Christopher Clark and Yolanda Clark were present for the petitioners for HDC #05-2015.

The Chair asked how many windows were to be replaced, to which Ms. Clark responded 15 windows. Ms. Barry asked which specific windows were to be replaced; Ms. Clark responded that 13 on the first floor and two on the second floor in the rear of the house. Ms. Clark further stated that the reason for the windows' replacement is that they had become old, allowing wind to creep into the house.

Motion to approve HDC #05-2015 with the stipulation that the 2/1 grid be maintained was made by Mr. Marotta and seconded by Ms. Barry. Motion passed unanimously.

- C. There was no additional New Business.

VI. Workshop Business

- A. The Chair scheduled another Workshop at 6:30 P.M. prior to the Commission's regularly scheduled May meeting (Wednesday, 27 May 2015).
- B. Councilor Dumont recommended discussing the topic of re-sizing the historic district which was agreeable to the Commissioners.

VII. Communications and Miscellaneous

- A. Mr. Marotta presented printed copies of the First Draft of his Property Survey

and Classification which he hoped would engender discussion and additional recommendations among the Commissioners. Mr. Marotta did emphasize that the classifications listed represented his own personal opinion and that he was open to other ideas.

- B. Richard Brooks addressed the Commission about his concerns that the city was considering re-sizing the city's historic district. In his opinion, both the Somersworth 20/20 vision and its Master Plan used and took into their consideration of the city's future the current size of the city's historic district. The Chair thanked Mr. Brooks for his input.
- C. Mr. Metivier reported having had good communication with the property owner, Bob Flannery (17 Grove Street), concerning the removal of the retaining wall which is falling over; Mr. Flannery promised to take down the retaining wall as soon as possible. Secondly, on 04/21/2015, Mr. Metivier talked with the owner of the property on which a house recently burned down. The owner thought he could afford a modular home as replacement. Councilor Dumont said that the replacement could depend on what the owner's home insurance policy stipulated; for example, it could stipulate re-imburement for replacement as was; thus, no decision should be made until the insurance requirements were determined.
- D. Councilor Dumont informed the Commission that the Old Milk Plant had been sold and that the gas had been turned on in the former police station. Mr. Metivier remarked that there seems plenty of interest (mainly involving some combination of first floor restaurant and second story apartments) in the former police station since he has shown the building to about ten individuals.

VIII. Adjournment

Motion to adjourn at 7:40 P.M. was made by Ms. DeSantis 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