



Somersworth Historic District Commission

One Government Way, Somersworth, NH 03878

Regular Meeting of the HDC held on Wednesday, 27 September 2017 – Adopted as Submitted

<u><i>Present</i></u>	<u><i>In absentia</i></u>
Laura Barry, Chair	Beth Poulin, Commissioner
Richard Brooks, Vice-Chair	
Martin P Dumont Sr, City Council Representative	
Edward Levasseur, Alternate Commissioner	
George Poulin, Commissioner	
Tim Metivier, Building Inspector	
Pius Charles Murray, Secretary	

Petitioners Present:

Charlie Hapgood, HDC #24-2017	Christopher Smith, HDC #20-2017
Charles Knight, HDC #22-2017	Danny Turgeon, HDC #21-2017
Robert Reid, HDC #25-2017	Marc Batchelder, HDC #03-2017

I. Call to Order: At 7:00 pm by the Chair

The Chair determined that since there was a Commissioner absent, Mr. Levasseur could participate and vote.

II. Approval of Minutes: Motion to approve the minutes of the full HDC meeting of 08.23.2017 as submitted was made by Mr. Murray and seconded by Mr. Brooks. Motion passed by majority vote (5-0-1, with Mr. Levasseur abstaining as he had been absent from the previous meeting).

III. Projects of Minimal Impact: Mr. Metivier reported that since he had no written report prepared he was reporting that there were no projects of minimal impact during the previous month.

IV. Public Comments: There were none.

V. Old Business: There was none.

VI. New Business:

A. Sean Collins is seeking a certificate of appropriateness for window replacement on property located at 17 Hamilton Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map 10, Lot 125, HDC #20-2017.

Christopher Smith was present to discuss HDC #20-2017. Mr. Metivier described the project as found on the application as replacing "5 broken wood sash windows with Harvey trimline vinyl windows/matching 6/1 grids." Mr. Metivier furthermore informed the HDC that the property had been approved for a roof replacement in 2002 due to wear and tear.

Mr. Brooks asked if the grid would remain the same and if the shutters would remain; to which Mr. Smith replied in the affirmative to both questions.

Motion to approve HDC #20-2017 as submitted was made by Mr. Poulin and seconded by Mr. Brooks. Motion passed unanimously.

B. Arthur & Deb Hendrickson are seeking a certificate of appropriateness to repair the garage roof on property located at 105 High Street, in the Residential/Business Historic (R/BH) District, Assessor's Map 11, Lot 35, HDC #21-2017.

Danny Turgeon was present to discuss HDC #21-2017. Mr. Metivier described the project from the application: "No alterations to existing garage. (1) Re-oil rafter, ½ of roof; (2) Connect rafter to existing rafter, ½ roof; (3) install 5/8 sheathing in new rafters; (4) strip shingles and replace with 3 tab black in color to match main house." Mr. Turgeon confirmed that the entire roof is rotted and falling in. Mr. Brooks complimented Mr. Turgeon on the completeness of the application.

Motion to approve HDC #21-2017 as submitted was made by Mr. Poulin and seconded by Mr. Murray. Motion passed unanimously.

C. Charles Knight is seeking a certificate of appropriateness to remove and replace the deck on property located at 31 Maple Street, in the Residential Single Family-A, with a Historic Overlay

(R1AH) District, Assessor's Map 11, Lot 145, HDC #22-2017.

Charles Knight was present to discuss HDC #22-2017. Mr. Metivier described the project as taken from the application: "removal and replacement of existing pressure treated deck. Current deck is rotting and unsafe." Furthermore, Mr. Metivier reported that the property had received two previous HDC approvals: (1) in 2003 for wall siding; and (b) in 2012 for front steps.

Motion to approve HDC #22-2017 as submitted was made by Mr. Levasseur and seconded by Mr. Brooks. Motion passed unanimously.

D. Gopal Investments is seeking a certificate of appropriateness for exterior renovations on property located at 3 Market Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 95, HDC #24-2017.

Charlie Hapgood was present to discuss HDC #24-2017. Mr. Metivier described the project as can be found in the application: "Ripping down deck and rebuilding same thing. Two porches with stairs – one on front, on out back. Siding and window trim – vinyl replacement windows" and residing. Mr. Metivier said that the property had received two previous HDC approvals: (1) in 1999 for a new sign; and (2) in 2005. Mr. Hapgood said that the rubber on the roof needs replacement and he will repair right down to the framework. Discussion centered on the need (if any) to replace the railings on the stairs, and the trim including moldings around the windows if necessary. Mr. Hapgood replied that the plan was to keep everything as close to the original as possible. Mr. Poulin was concerned that the railings be painted, to which Mr. Hapgood replied that they would be painted eventually.

Motion to approve HDC #24-2017 as submitted was made by Mr. Brooks and seconded by Mr. Poulin. Motion passed unanimously.

E. Robert Reid is seeking a certificate of appropriateness to replace the rear deck on property located at 124 High Street, in the Residential/Business Historic (R/HD) District, Assessor's Map 10, Lot 159, HDC #25-2017.

Robert Reid was present to discuss HDC #25-2017. Mr. Metivier described the project from the application as "[r]eplacing existing deck with 2x12 ledger and 2x8 joist and frame." According to Mr. Metivier, the property received previous HDC approval in 2012 to replace the roof. According to Mr. Reid, because there are rats living in the back, the area needs to be addressed. The dimensions of the proposed deck are 19', by 5', by 12'. There will be no railing around the deck as Mr. Reid wants to install balustrades. To the Chair's question about painting the deck, Mr. Reid responded that he will stain it. Mr. Brooks inquired if Mr. Reid had been informed by the realtor that this property was in the historic district; Mr. Reid replied that the realtor did in fact inform him of that fact.

Motion to approve HDC #25-2017 as submitted was made by Mr. Brooks and seconded by Mr. Levasseur. Motion passed unanimously.

The Chair complimented the applicants for the very high quality of the applications submitted. They responded to most of the questions the Commissioners may have had.

F. Marc Batchelder, cf. HDC #03-2017, renovation of 67 Elm Street.

Mr. Metivier described the reasons why Mr. Batchelder was reappearing before the HDC. In May 2013, Breitling Holdings was granted an HDC approval to renovate the former Somersworth Hotel at 67 Elm Street. However, the building has been found to be in worse shape according to Mr. Batchelder, one of which items is that the floor has sagged 6 inches making some walls bow; in the back dry wall some gaping holes were found in a wall which is the retaining wall for the first two floors and the foundation for floors three and four. According to Mr. Batchelder, it is apparent that there are serious concerns how to make the building safe. It would be more economically feasible according to Mr. Batchelder to demolish the building and start afresh. The contractor wanted some input from the HDC.

There was considerable discussion. The HDC asked Mr. Batchelder what would be needed to make the renovation economically feasible. Mr. Batchelder replied that it would need 28 units (not the original 10), the entire property space, and a ten foot floor garage to meet parking requirements. The consensus of the board would be in favor of demolition. What the contractor would build in its place would be up to the contractor with the approval of other land use boards. The HDC could not comment at this time. Although the HDC's consensus was not to utilize the entire property space, Mr. Brooks offered an alternative whereby small spaces between buildings as another project in town had done might be acceptable. Mr. Batchelder thanked the HDC for its input.

VII. Public Comments by Visitors: There were none.

VIII. Workshop Business:

A. Report on Meeting with Cemetery Trustees.

The Chair inquired if there had been any follow-up with the Cemetery Trustees after the initial tour and discussion a while ago. Mr. Levasseur reported that there was to be a second clean-up by a group of volunteers in November. There was considerable discussion amid HDC consensus that DPW should take over regular maintenance of city property – which would include the cemeteries. Mr. Poulin stated that he wanted the cemeteries to be maintained regularly, not once or twice a year. Councilor Dumont said that it was an issue of funding; currently DPW was able to hire a seasonal employee. The Chair asked Mr. Poulin and Mr. Levasseur if they would continue as the Cemetery Subcommittee working with the Cemetery Trustees and to report back to the full HDC on any progress.

B. Proposed Historic District changes in City Ordinances

Mr. Brooks asked the status of the proposed changes to the city ordinances regarding the Historic District. The Chair reported that she has submitted them to Peter Michaud at the State level asking for input to ensure that the HDC recommendations follow state law; this review process could take some time. In addition, the Chair stated that the goal of this process is to be able to have Somersworth's historic district ordinances certified by the Federal government, adding another level of protection.

IX. Communications and Miscellaneous:

A. Somersworth's *charette*:

The Chair reported that the recent charette undertaken by Somersworth could conceivably benefit the Historic District. Mr. Brooks who attended a brainstorming session and the reporting session thought it was well thought out. Councilor Dumont stated that the quality of the input was very high and gratefully appreciated by the city. Commissioners were recommended to watch the PowerPoint presentation on the city's website (Somersworth Charette 22-23 September 2017).

B. Demolition of Bretton's Cleaners

Mr. Metivier read into the minutes a memorandum from Shanna Saunders describing the reasons for the city's reasons to demolish Bretton's Cleaners. The memorandum is attached with these minutes.

X. Adjournment: Motion to adjourn at 8:23 pm was made by Mr. Murray and seconded by Mr. Brooks. Motion passed unanimously.

Respectfully submitted,

Pius Charles Murray

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

Attached Bretton's Cleaners Demo memorandum dated 27 September 2017