

HERITAGE COMMISSION

Draft Minutes

September 1, 2011

The Heritage Commission held its regular monthly meeting in the City Council Chambers, at 37 Green Street, Concord, New Hampshire, on Thursday, September 1, 2011, at 4:30 p.m.

1. Call to Order and Seating of Alternates:

Chairperson Donovan called the meeting to order at 4:38 p.m.

Present at the meeting were Chairperson Donovan, Vice Chair Richards, Members Dr. Bryant Tolles, Jr., Robert V. Johnson, II, Stephen Shurtleff and Alternate Members Elizabeth Durfee Hengen and James McConaha. Administrative Specialist Donna Muir was also present.

Chairperson Donovan elevated the alternate members to full member status for the meeting.

2. Minutes of the August 4, 2011 meeting:

The Commission considered the minutes of the August 4, 2011, Heritage Commission meeting. A motion was made by Mr. Shurtleff to accept the minutes as presented and seconded by Vice Chair Richards. Without further discussion, the motion to accept the minutes of the August 4, 2011, meeting passed unanimously.

3. New Business:

a. *Consideration of a referral from the Planning Board in regards to the rezoning and reuse of the Angwin Property at 107 Commercial Street:*

The Chair explained that the Planning Board requested comments from the Heritage Commission regarding a request by Delta Dental to rezone a portion of the property at 107 Commercial Street from Open Space Residential (RO) to Institutional (IS). The eastern portion of the property is occupied by a single family residence, detached garage, paved driveway and lawn area. The site is bisected by Wattanummon's Brook and wetlands. Delta Dental is looking to raze the single family home and garage, and build a new facility on the land.

Mr. Johnson stated that the property is too close to the wetlands.

Mr. Shurtleff stated that the proposal is contrary to the City's Master Plan. He also stated that Horseshoe Pond has gotten smaller with the increased development in the area. He believes that this area is an important part of Concord's history.

Mr. McConaha agrees with the other members of the Commission and believes that the Heritage Commission should encourage keeping the open space. He stated that the property may have archeological significance.

Mr. Shurtleff said he believed that at one time in the past there area was part of the fur trade, and that it is a Natural Resource Protection area. He also stated that there is a nexus between this property and the historic district, and as development encroaches, it will take away from the historic district.

Vice Chair Richards stated that the residence on the property is an early 20th century farmhouse. Mr. Hengen agreed, stating that there is nothing significant about this 1930s dwelling, as this type of house is fairly common in the City. Given the commercial development in the area, Ms. Hengen doesn't feel that the house needs to be retained. Ms. Hengen agrees with Mr. McConaha regarding the high degree of archeological significance in the area. Mr. McConaha, Dr. Tolles, and Vice Chair Richards all agreed that there is archeological significance to the property.

Chairperson Donovan asked if all members were in agreement with the assessment of the property. All members were in agreement with the exception of Mr. Johnson, who expressed strong dissent. Chairperson Donovan stated that he would prepare a letter to the Planning Board.

- b. Consideration of the NHDHR Project Review for the revised design and height of the cell tower on Silk Farm Road (Florida Tower Partners).*

Chairperson Donovan stated that this item was for information purposes only, and that no further action by the Heritage Commission was necessary.

- c. Update relative to the CLG Grant for 19th Century Manufacturing Facilities – South Main Street Project.*

Chairperson Donovan reported that the CLG Request for Proposals (RFP) was being sent out by the end of the week to preservation consultants located in New Hampshire and Massachusetts. The City's Purchasing Department is handling the RFP process. All submittals are due by October 4, 2011, and the Heritage Commission will have the submissions for review at their October 6th meeting.

- d. Update regarding the renaming of East Street to Canal Street, Penacook.*

Chairperson Donovan requested the Mr. Shurtleff provide an update to the Commission regarding the renaming of East Street to Canal Street. Mr. Shurtleff stated that the vote of City Council was unanimous, and he thanked the Heritage Commission for its support. Mr. Shurtleff provided a brief history of the area and the reason for the renaming request. He stated that he was very happy that the renaming was approved.

4. Old Business:

- a. Demolition Review – Committee Report.*

Chairperson Donovan requested that Vice Chair Richards provide the Commission members with an update from the Demolition Review Committee. Vice Chair Richards provided the following information:

43 & 45 South Main Street: The NH Bindery building and the building which currently houses a stain glass studio. Steve Duprey is in the process of acquiring the properties and proposes to build a four story multi-tenant office building. The Demolition Review Committee would like to hold the hearing for these two properties back to back. Ms. Hengen suggested that some research be completed prior to the public hearings to provide information regarding the history of the properties to the public.

12 Foster Street: This single family home off of North State Street was built around 1900. After consultation, the Demolition Review Committee found that the building is not exceptionally significant.

205 North Main Street: The timeframe for Demolition Review has passed regarding this property; however, the SEU continues to talk with members of the NH Preservation Alliance regarding alternatives to the demolition of this property.

Hoit Road: The timeframe for Demolition Review has passed regarding this property; however, the owners are working with the City's Assessing Office in an effort to reduce the tax burden on the property on Hoit Road, which is adjacent to the Apple Hill Farm and owned by the same owners.

There being no further business to come before the Commission, a motion was made by Mr. Shurtleff and seconded by Mr. Johnson to adjourn the meeting. The motion carried and the meeting adjourned at 5:45 p.m.

A TRUE RECORD ATTEST:

Donna Muir
Administrative Specialist