

HERITAGE COMMISSION
Meeting Minutes
November 1, 2018

The Heritage Commission held its regular monthly meeting at the Kimball Jenkins Estate, 266 N. Main Street, Concord, New Hampshire, on Thursday, November 1, 2018 at 4:30 p.m.

1. Call to Order and Seating of Alternates

After a tour of the facility, Chairman Jaques called the meeting to order at 5:00 p.m.

Present at the meeting were Chair Richard Jaques, Vice Chair Jim Spain, Councilor Allan Herschlag, Members Rich Woodfin, Robert Johnson II and Bryant Tolles. Staff present included City Planner Heather Shank, and Administrative Specialist Lisa Fellows-Weaver.

2. Approval of Minutes

Mr. Woodfin moved to approve the October 4, 2018 minutes, as amended as follows:

Add...an agenda item be placed at the end of every meeting, so that each attending member may indicate whether they plan to or not plan to attend the next meeting. Delete: ...while at the current month's meeting members could let staff know if they are available to attend the following month's meeting. Mr. Spain seconded the motion. The motion passed unanimously.

3. New Business

Nadine Miller from Department of Historical Resources (DHR)

Ms. Shank stated that she forwarded members an email from Nadine Miller from the Department of Historical Resources (DHR) that included a few resources relative to discussions held at the October 4 meeting. She added that she did order the book that Ms. Miller recommended, "The Economics of Historic Preservation: A Community Leader's Guide" by Donovan D. Rypkema.

Preservation in New Hampshire – NHDHR October Newsletter

Ms. Shank provided the October newsletter to members.

NHDOT I-93 Improvements

Ms. Shank provided an overview of a meeting posted by NHDOT to review the Environmental Assessment completed regarding the I-93 improvement project. A study has been prepared relative to the assessment of natural and cultural resources and to address the existing deficiencies and future transportation needs. A public meeting is scheduled for November 14. Comments are to be submitted by email or in writing and will need to be done as individuals since the Commission will not meet again prior to the cutoff date for comments.

Councilor Herschlag suggested that Rob Mack be contacted if any Commission member has questions about the plan alternatives. He spoke to the importance of leaving the railroad where it is configured. He mentioned the limits of the area for development and the overall impact to the City. He stated that there is a need for additional revenue and other improvements in the area. He believes that it makes sense for the Heritage Commission to be involved; the Commission needs a better understanding of the full impact of the project.

Ms. Shank replied that discussion about the alignment of the railroad can continue with the State. She noted that this is the alternative that the State has decided to present. Councilor Herschlag stated that this is the preferred alternative and it may not be needed by the time that the funding is available; a lot of the criteria used may be changed. Ms. Shank replied that what is being constructed now is from a plan established 10-15 years ago. A new alternative would be for the entire process all over again. She added that the permitting is being done now.

Mr. Spain asked if the assessment involves any review of contamination from the gas house on S. Main Street; if not, it is an item that should be noted.

HERITAGE COMMISSION
Meeting Minutes
November 1, 2018

Section 106 - Telecommunications Modification, 132 N. Main Street

Information was provided for review for a Section 106 application received for a Telecommunications Modification, 132 N. Main Street. Ms. Shank explained that a Section 106 application is a requirement of DHR and when deemed appropriate DHR requires comments from the Heritage Commission. She stated that this application is a proposal for three new Sprint telecommunication antennas, similar to existing antennas, adding cables, and upgrades to the existing Sprint equipment atop the building. The new antennas will be three feet shorter.

Mr. Spain made a motion to comment to DHR to recommend the Section 106 application, as the Heritage Commission did not have any objections to the proposed improvements, as submitted. Mr. Woodfin seconded the motion. The motion passed unanimously.

4. Demolition Review Committee Report

Mr. Johnson stated that there were no new applications received for the month of October. He reported on the ongoing project of St. Peters Church and the status of the building, noting that all windows have been removed. He is waiting to see if the Planning Board will send the project back to the Demo Review Committee (DRC) since the DRC did not sign off on the demolition. He asked if Mr. Chorlian is entitled to demolish the building if the DRC has not signed off on the permit or refuses to sign off. Mr. Woodfin commented that the official demolition of a project is the razing of a building. What Mr. Chorlian has done is not demo it is salvage and renovations.

Ms. Shank stated that after 49 days, the Zoning Administrator is required to issue the demolition permit regardless of whether the Committee has signed off. She stated that the purpose of the ordinance is to give the DRC 49 days to come up with an alternative. If no alternative is agreed upon, the applicant is free to demolish the building once the delay period is passed.

Mr. Johnson stated that he believes that this is the first time that the DRC has, in writing, declined to sign off on a permit. He noted that the minutes do not indicate the denial of the permit.

Mr. Jacques stated that this is the same circumstance that occurred with the Beede house, except the applicant worked with the Committee and voluntarily chose not to demolish the entire structure.

Mr. Spain stated that there were no alternatives to demolition of the church given at the site walk. He suggested that demolition might be delayed due to the timing now, with winter months approaching, higher costs, and other projects taking precedence. Ms. Shank stated that it is unlikely that the structure would be demolished prior to receiving Planning Board approvals for the site plan and subdivision applications, which may not occur until the winter.

Mr. Jaques asked what Council would be receptive to with regard to a delay period. Mr. Woodfin added that the appetite for change is different now with the City promoting economic development. Mr. Jacques stated that he would rather keep the delay the same and make changes to the timeline and other items that need to be made. Councilor Herschlag stated that he does not want to preclude the Commission from making other recommendations, however, if an alternative timeline makes sense and the Commission can justify it, then the Commission should do so.

Mr. Woodfin noted that there are code changes in process and he asked if the Commission would recommend expanding Historic District areas. Ms. Shank stated that the Historic Resources chapter of the Master Plan needs to be updated. She suggested getting funding in place for next year to accomplish this during the update. She is reluctant to fold those changes in with the code project since it is complicated enough without evaluating new historic districts.

HERITAGE COMMISSION
Meeting Minutes
November 1, 2018

The Commission briefly discussed the proposed solar ordinance. Several members expressed concerns about the proposal. Ms. Shank stated that members should write letters to the Planning Board and/or Councilors.

Mr. Johnson left at 5:45 p.m.

5. Review of Correspondence - *No action was necessary for new correspondence.*

6. Old Business

a. Alternate Members Update – Chairman Jaques

This item was continued to December.

b. Website

Ms. Shank stated that she is working on the site.

c. Sewall’s Falls MOU

Ms. Shank stated that a meeting with City Engineer David Cedarholm, Liz Hengen, and McFarland Johnson has been scheduled to discuss the scope of work and design costs. She noted that Mr. Cedarholm suggested other ideas for the MOU such as a webpage. Members of the Commission expressed an interest in moving forward with the physical sign plan and were concerned with making changes. It was requested that Mr. Cedarholm be invited to attend an upcoming Heritage Commission meeting. Ms. Shank will update the Commission as to the meeting and will report back next month.

d. Demolition Delay Ordinance - *previously addressed*

e. Historic Photo Repository/Contents of Pictures

Mr. Woodfin stated that Flickr has been sold to Smugg. He noted that there could now be fees for the service they have been using for free. A discussion was held for other option for a repository of photos and the process. The library was suggested. Ms. Shank will contact Library Director Todd Fabian to ask him to attend the December Heritage Commission meeting.

7. Any other business to come before the Commission

a. Other City Demolition Projects

Councilor Herschlag mentioned the Ekstrom’s project and asked if the ordinance could be amended to allow the Heritage Commission to provide comments on the project even before the demo permit has been submitted. Ms. Shank stated that a process for this was proposed in the revised Demolition Delay Ordinance. It proposed that staff is permitted to notify the Commission prior to when the demo delay timeline begins.

b. Gas House Building Deterioration

Mr. Spain noted that the Gas Holder building is in disarray with nothing being done to preserve it. He noted that it could be lost if the roof collapses. Mr. Woodfin stated that Liberty Utilities, owners, are not inclined to do any maintenance work to the building.

Mr. Spain made a motion, to invite a representative from Liberty Utilities to the next meeting to address options of maintenance to the building or plan to stop future decay to avoid demolition by neglect. Councilor Herschlag seconded the motion. The motion passed unanimously.

HERITAGE COMMISSION

Meeting Minutes

November 1, 2018

c. Letter of Intent for Grant Funds

Ms. Shank stated that the deadline for the letter of intent for grant funds is the end of the month. She stated that the Commission did not decide on any ideas. General discussion ensued. Ideas discussed included a consultant to help draft revisions to the Demolition Delay Ordinance, an online walking app, and defining areas of the city that have historic characteristics. The group was in favor of hiring a consultant to identify potential historic character areas to prepare for the Master Plan update to the Historic Resources chapter.

Mr. Spain made a motion to send a letter of inquiry to DHR to identify areas in the city with the potential of historic character. Mr. Woodfin seconded the motion. The motion passed unanimously.

d. Sign Application and Potential Alternate Member

James Dean was present. He stated that he has submitted a sign application for 85 Centre St., a house from c. 1860. He noted that he may consider being an alternate member.

Adjournment

There being no further business to come before the Commission, Mr. Woodfin motioned to adjourn the meeting at 6:19 p.m. Councilor Herschlag seconded the motion. The motion passed unanimously.

Respectfully Submitted,
Lisa Fellows-Weaver
Administrative Specialist