

HERITAGE COMMISSION
Meeting Minutes
October 6, 2022

The Heritage Commission held its regular monthly meeting at Council Chambers, 37 Green Street, Concord, New Hampshire, on Thursday, October 6, 2022.

Attendees: Chair Richard Jaques, Councilor Jennifer Kretovic, Members Dr. Bryant Tolles Jr., and Alternate Mike Dunn.

Absent: Vice-Chair Jim Spain, Carol Durgy Brooks, and Alternate Althea Barton.

Staff: Heather Shank, City Planner
Lisa Fellows-Weaver, Administrative Specialist

1. Call to Order and Seating of Alternates

The meeting was called to order by Chair Jaques at 4:30 p.m.

Councilor Kretovic made a motion to seat Alternate Member Dunn to the Commission for this meeting. Mr. Tolles seconded the motion. The motion passed unanimously.

2. Approval of Minutes

Councilor Kretovic made a motion to approve the minutes of September 1, 2022, as written. Mr. Dunn seconded the motion. The motion passed unanimously.

3. New Business

- **Mark Ciborowski – Development at 44-56 N. Main St. (i.e. the former CVS and Hilltop Consignment Shop property) and RSA 79-E. Redevelopment.**

Matt Walsh, Interim Deputy City Manager, Mark Ciborowski, Frank Lemay of Milestone, and Anthony Mento of SMP Architects met with the Commission to discuss potential future plans for 44-56 N Main Street. Mr. Wash stated that Mr. Ciborowski intends to apply for RSA 79-E Community Revitalization Tax Relief Incentives for the project. He stated that the Commission has a role in the 79-E process and will need to review the property and affirm the following in accordance with RSA 79-E:4, IV, a, 4:

- a. The structure(s) located at 44-56 North Main Street do not possess significant historical, cultural, or architectural value;
- b. The replacement of existing structures (s) located at 44-56 North Main Street will achieve one or more of the public benefits identified in RSA 79-E:7 to a greater degree than the renovation of the underutilized structure; and,
- c. The historical, cultural, or architectural resources in the community will not be adversely affected by the replacement of structures located at 44-56 North Main Street.

Mr. Ciborowski stated that the proposal is a generational project for the City. He stated that he would include demolition of the existing CVS building and the revitalizing of Phenix Hall. In the future the buildings will include a music hall, event center, and restaurant. He would really like to host Presidential primary debates there once again. He stated that the project would boost the economy. He would like to build a six floor, retail and office space with 38, one and two bedroom apartments, and add a roof top venue. A parking garage would be built underneath the building. He stated that they would never be able to meet the current codes for the existing buildings. The building is currently 12,000 sf and would be 90,000 sf.

Mr. Mento provided façade pictures and elevations of a potential design.

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Councilor Kretovic showed some interior pictures. She explained that the upper floors are unusable and the building is blighted. The City encourages new construction on Main Street and she reference the Concord Hotel; it fits in architecturally but never should replicate a former building.

Mr. Walsh stated that they just wanted to introduce the project and get a read of the Commission, especially knowing that there will be a demolition proposed.

Chairman Jaques stated that the Commission should have any prior minutes from other 79-E projects.

- **Heritage Trust – Letter**
- **Magnificent Ten**

Chair Jaques reminded members of the upcoming work session for October 20 at 4:30 to discuss ARPA funds, and how they might be utilized by the Heritage Commission in Concord, and to work on the Magnificent 10.

4. Demolition Review Committee – Jim Spain

- *16 & 22 Manchester Street*

Chair Jaques gave an update on the recent Demolition Review Committee. He stated that the Committee visited both 16 & 22 on Manchester Street. Members agreed that both properties are in advanced state of decay due to negligence and the general consensus of the DRC was to approve for demolition.

5. Heritage Sign Program

Ms. Brooks was not present. Staff was no aware of any inquiries.

6. Planning Board Update – Heather Shank

Ms. Shank stated that the site plan process for Arts Ally has begun. She added that she did look into the project and permission was previously granted for the demolition.

7. Council Update – Councilor Kretovic

Councilor Kretovic stated a new historic marker for Elizabeth Gurley Flynn has been approved. The marker will be placed by the county court house.

Councilor Kretovic stated that there have been three downtown tours recently with an attendance of approximately 200 people.

8. Old Business

- **Gas Holder Building**

Frank Lemay reported that the Phase 1 stabilization of the Gas Holder is completed. He stated that the next project will be do raise funds for the restoration.

- **Website – Councilor Kretovic & Mike Dunn**

Work continues on the website.

- **Monuments & Granite Markers – Jim Spain**

Mr. Dunn stated that the research continues.

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9. Any other business to come before the Commission

a. Correspondence/Other

Ms. Shank stated that Tracy Hutton, the new Zoning Administrator, will attend the Commission's next meeting. In addition, she announced that this is Lisa's last meeting for the Commission. Members thanked her for her work for the City.

10. Adjournment

There being no further business to come before the Commission, Councilor Kretovic made a motion to adjourn at 5:45 p.m. Mr. Dunn seconded the motion. The motion passed unanimously.

Respectfully Submitted,
Lisa Fellows-Weaver
Administrative Specialist