

Heritage Commission Site Walk Minutes
February 12, 2025 @ 3:00PM
210 Bog Road (NH Scot)

Attendees:

Rick Jaques, Chair, Heritage Commission
Althea Barton, Vice Chair, Heritage Commission
Aislinn Kalob, Ward 6 City Councilor, Heritage Commission
Matt Walsh, Deputy City Manager – Development
Terri Wiltse, Executive Director, NH Scot
Jennifer Goodman, NH Preservation Alliance
Gail Rix, Abutter, 236 Bog Road
Sue Hardt, Fifield Building Movers
Steve Fifield, Fifield Building Movers
Clark Todd, Resident

The site walk was held at 3:00PM at 210 Bog Road. Those present gathered at the main building then walked to the former Nurses Building for interior and exterior inspection of the structure.

Terri Wiltse provided a brief overview of NH Scot's plans for the property. She noted the property was formerly Camp Spaulding, a children's summer camp which was founded in the early twentieth century and operated at the property until approximately 2020. NH Scot has acquired the property to serve as its headquarters and training / education facility. Much of the property will remain unchanged; however some structures are slated for demolition. Additionally, some parking and utility improvements will be constructed. Due to high construction costs, NH Scot plans to phase its redevelopment plans for the property.

Ms. Wiltse noted that NH Scot purchased the property in July 2025. Prior to purchasing, NH Scot had secured Planning Board approvals to redevelop the property. (Approvals were received in winter / spring 2025). She noted that Planning Board approved plans included an emergency access road through the property. Ms. Wiltse explained that the former Nurses building is being removed because 1) a condition assessment determined that reuse of the building was not economically feasible and 2) the building interferes with construction of the emergency access road through the property. It was noted that the location of the building was particularly challenging as it is adjacent to a pinch point in the property, which severely restricts options for placement of the emergency access road. She explained that the demolition will occur this spring / summer. In addition to the former Nurses Building, Ms. Wiltse explained that the pool, associated pool house, and ropes course would also be razed. However, all other buildings at the site will remain.

Mr. Walsh discussed Article 26-9 of the City's Code of Ordinances (the City's demolition review ordinance) and explained the review process to those present. He noted that the Heritage Commission will hold a formal application on the demolition application on March 2nd. He added that the Commission has a maximum of 60 days to work with an applicant to explore alternatives to demolition. He noted that the 60-day period began on January 19th and will expire on or about March 20, 2026. He also reiterated that the Heritage Commission does not have the authority to

deny a demolition permit application or to prevent demolition of a structure. However, he did note that the 60-day period can help facilitate alternatives to demolition, and cited the Rolfe Barn as an example.

Those present noted that the property – in its entirety – appears to have strong history integrity. It was suggested that a professionally prepared historic inventory may determine that the property is eligible for the State or National Register of Historic Places. In turn, this could be beneficial in helping NH Scot secure grants (LCHIP) to support NH Scot's preservation and redevelopment of the property.

Following review of the former Nurses Building, members of the Commission and the public toured a former residence at the property (address 125 River Road). Terri Wiltse explained that NH Scot would like to preserve this building, which is a former residence which was constructed in the late nineteenth / early twentieth century.

The site walk concluded at 4:00PM.

Respectfully Submitted,

Matthew R. Walsh, Deputy City Manager - Development