

# **DEMOLITION REVIEW COMMISSION**

## **Meeting Minutes**

**January 16, 2025**

The Demolition Review Committee met in the 2<sup>nd</sup> floor conference room, at 41 Green St, on Thursday, January 16, 2025, at 4:30 p.m.

Members: Alternate Member Michael Dunn, Chair Richard Jaques, Vice-Chair Jim Spain, and Member Dr. Bryant Tolles, Jr.

Absent: None

Staff: AnneMarie Skinner, City Planner  
Kearsten O'Brien, Senior Planner  
Krista Tremblay, Administrative Specialist II

### **1. Call to Order**

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

### **2. Approve minutes from December 30, 2024**

Vice-Chair Spain, moved seconded by Alternate Member Dunn, to approve the December 30, 2024, meeting minutes, as written, with a correction to the Chair and Vice-Chair titles to Jaques and Spain, respectively. The motion passed unanimously.

### **3. Public Hearings**

- i. DP-0117-2024 Request by Precision Construction Inc and Thiago Teixeira, on behalf of St. Paul's School, for demolition of the structure at 1 Silk Farm Rd.
- ii. DP-0118-2024 Request by Precision Construction Inc and Thiago Teixeira, on behalf of St. Paul's School, for demolition of 212 Dunbarton Rd.

Ari Pollock (214 N Main St, Concord, NH) and Jason Rouillard (325 Dunbarton Rd, Concord, NH) are present to represent this application. Mr. Pollock asked Chair Jaques if the Committee would like to review both properties at the same time?

Chair Jaques stated yes.

Mr. Pollock stated there are two structures that are part of the school inventory for housing faculty. Mr. Pollock noted there is an order for how housing is assigned to faculty. These properties are at the bottom of the list. The reasons being that the layouts are ancient, the buildings lack energy efficiency, and they have animal issues. Mr. Pollock stated the properties have been unoccupied since the spring of 2024. The intent is to pull the structures down and replace with more modern housing for faculty. They are still determining if the housing will be houses or duplexes as both are allowed in the zoning district. Mr. Pollock noted both properties have hazardous substances as a result of old-style construction and animal waste (bats and pigeons). They are working with Huntington Homes out of Vermont for the replacement structures.

Chair Jaques asked if the houses were donated to St Paul's.

Mr. Pollock stated he believes they are original stick-built structures as part of St Paul's.

Chair Jaques asked from 1900?

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Mr. Pollock stated yes, the school has been there since prior to the Civil War.

Chair Jaques asked what is the plan for demolition?

Mr. Pollock stated as soon as they are granted permission, the building company will come in with building permit plans and get started. Mr. Pollock noted these things have an academic year associated with them. If at all possible they would like to have the new structures ready for next fall.

Vice-Chair Spain asked if they would like to demolish right away?

Mr. Pollock answered yes.

Mr. Rouillard stated they would need to remove all of the hazardous waste before they can move forward with demolition.

Vice-Chair Spain stated the new information received about snakes, bats, pigeons, and waste has changed his mind on the demolition.

Chair Jaques is on the fence and could go either way.

Vice-Chair Spain stated they are trying to compete with the academic year. Vice-Chair Spain has moved towards giving an approval.

Chair Jaques feels better that they will be replaced.

Vice-Chair Spain made motion for approval of the demolition of both buildings, based on the discussion today. Alternate Member Dunn seconded. All in favor. The motion passed unanimously.

### **Adjournment**

Vice-Chair Spain moved, seconded by Alternate Member Dunn to adjourn the meeting at 4.55 p.m. All in favor. The motion passed unanimously.

Respectfully Submitted,

*Krista Tremblay*

Krista Tremblay

Administrative Specialist II