

**HERITAGE COMMISSION**  
**Meeting Minutes**  
**May 4, 2017**

The Heritage Commission held its regular monthly meeting at City Hall, 41 Green Street, Concord, New Hampshire, on Thursday, May 4, 2017 at 4:30 p.m.

**1. Call to Order and Seating of Alternates**

Chairman Donovan called the meeting to order at 4:35 p.m.

Present at the meeting were Chair Phil Donovan, members Robert Johnson, Rich Woodfin, Bryant Tolles, and Jr., Richard Jaques. City Planner Heather Shank was also in attendance. Vice-Chair Frederick Richards arrived later in the meeting.

**2. Approval of Minutes of April 6, 2017**

Mr. Woodfin moved to approve the April 6, 2017 minutes, with a spelling correction. Mr. Tolles seconded the motion, and the motion passed.

**3. New Business**

**a. MoU for Sewall's Falls Bridge Replacement Project**

Mr. Donovan explained that the Commission had discussed ideas several years ago for a special project in association with the replacement of the Sewall's Falls Bridge. Ms. Shank stated that the MoU with the State Historic Preservation Office contains a condition that \$20,000 would be allocated to the Heritage Commission through the Heritage Trust Fund for the purpose of a special project pertaining to transportation and industry in Concord, as mitigation for the impact of the removal of the bridge. The MoU states that the Commission would assist with scoping the project. Members noted that they had discussions about possible projects several years ago. Ms. Shank stated that she would look for notes or minutes from those meetings. Ms. Shank stated that Ed Roberge, the City Engineer, would be attending next month's meeting to discuss the project and possible ideas.

**b. Discretionary preservation easement renewal – 69 Mountain Rd.**

Mr. Donovan stated that the easement for the barn at 69 Mountain Road was up for renewal. Ms. Shank stated that the application for renewal had been made by new property owners and that Ms. Temcheck, the City Assessor, was in the process of acquiring all the necessary information and updated photographs for review. Ms. Shank passed out copies of the original score sheet for the property along with the guidelines for scoring. Ms. Shank anticipated that all the information would be available in time for the June meeting for review by the Commission.

**c. Renovation of chicken coop – 280 Oak Hill Rd.**

Paul Morrisette was present to speak with the Commission regarding his plans to renovate a chicken coop on his property at 280 Oak Hill Road. Mr. Morrisette was denied a variance from the Zoning Board of Adjustment (ZBA) for the front yard setback requirement to allow him to tear down an existing chicken coop and rebuild a similar structure to be used as a single family home on an existing non-conforming building foundation. He expressed frustration that preservation of potentially historic structures is not a meaningful factor in granting a variance and asked that the Heritage Commission write a letter to the ZBA in support of the variance. Mr. Donovan asked for more information about what Mr.

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Morrisette was planning to do with the structure, i.e. how much of the original structure would remain? Would it be completely torn down? He felt that there was not enough information for the Heritage Commission to make a determination about whether they would support his plans. Other members echoed Mr. Donovan's request and also noted that they weren't sure what the Commission could do to help. Mr. Donovan asked Mr. Morrisette to provide a written request detailing his plans and any formal request of the Heritage Commission. Mr. Morrisette thanked the Commission for allowing him to speak.

**d. Main Street Design Guide**

Ms. Shank informed the Commission that staff is working on a design guidelines for Main Street in conjunction with the Architectural Design Review Committee (ADRC), at the request of the Planning Board. The ADRC suggested asking the Heritage Commission for input. When some concrete concepts are generated, staff will follow up.

**e. Pleasant Street re-zoning request – Continued from April 6, 2017**

Ms. Shank summarized the planning and zoning history of the corridor. Mr. Donovan directed the Commission to stay focused on the staff request, which was to provide feedback on the historic value of structures within the corridor, or the function of the corridor as a gateway to the City. He asked that they not focus on possible changes to the corridor that cannot be predicted, such as demolition of homes or new office buildings being constructed, or economic development concerns. Mr. Johnson asked for clarification of the request, and suggested that the Commission use the language of the request to answer the question.

Member Fred Richards arrived at 5:30 with images, assessing data, and location plans for each property in the corridor. After further discussion, the Heritage Commission members came to a consensus with the following statement:

“It is the opinion of the Heritage Commission that the historic nature of buildings in the corridor is significant, and that the corridor does, in fact, function as part of an important gateway transitioning from rural at the City line, to suburban through the corridor, and to urban near Concord High School, and that each building, whether residential or institutional, contributes to this sense.”

**4. Regular Business**

**a. Demolition Review – Committee Report**

Mr. Richards stated that there were no requests to review. He then brought up the possible demolition of the property at 5 Chapel Street for parking for the Courthouse. While on the topic of the Courthouse, Mr. Johnson shared information on the relocation of the Doyen Park monument to a grassy area adjacent to the Pitman Street side of the existing Courthouse. Members were pleased that the monument would be relocated to a more suitable location.

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**5. Informational Items/Follow up Items**

**a. Inventory of Historic Granite Markers – Follow Up**

Mr. Donovan had no new information to share, though he intends to get out and take photos of additional markers as the weather gets warmer.

**b. Social Media –Follow up**

Mr. Woodfin had no new information to share regarding the Flickr account.

**6. Review of Correspondence**

All correspondence was distributed and reviewed. No actions were required.

**7. Adjournment**

There being no further business to come before the commission, on a motion made by Mr. Woodfin and seconded by Mr. Johnson, Chairman Donovan adjourned the meeting at 6:25 pm.

Respectfully Submitted,  
Heather Shank,  
City Planner