



Historic District Commission Meeting
Thursday, August 24, 2006
Council Chambers, City Hall, Claremont at 7:00 p.m.

Meeting Minutes
Approved 9/25/06

Meeting called to order by Chair Messier at 7:05 PM.

I. ROLL CALL

Present: David Messier, Jeffrey Barrett, John Hall, Trinity Dix, Lori Richardson

Absent: Deborah Cutts

II. APPOINTMENTS

Appointment of Trinity Dix as regular member

III. REPORT OF SECRETARY:

Minutes from June 22, 2006 meeting.

Motion: To accept Minutes as presented

Made By: Mr. Hall

Second: Mr. Barrett

Vote: Unanimous

IV. NEW BUSINESS:

- **New Branch Properties, LLC, 37 Main Street, Claremont, NH 03743** - A Certificate of Appropriateness Application has been submitted to demolish building and fence in site pending determination of further use for property located at **38 Main St.** Map 120, Lot 34, Zone MUM. Property owner of record, New Branch Properties, LLC.

Maureen Davis, representing New Branch Properties, presented plans to demolish the building on the property. Ms. Davis advised that there are no plans for the lot at this time. Chair Messier advised that his main concern is that the property is leveled off and it looks good, not like an empty lot. Chair Messier read from Original Historic District Survey for the building. Appears the property was built in 2 sections, was built out to street line between 1913 & 1925. Ratings for buildings in the Historic District go from 0 to 3. 0 meaning there is no contributing value to the Historic District. The fact that this building has a rating of zero, makes it an acceptable candidate for demolition. Ms. Richardson asked for clarification about the location of the property. Chair Messier asked if the foundation is to also be removed. Ms. Davis advised that she does not know about the foundation. Mr. Barrette advised he would like to require the foundation be removed at least on the front side. Mr. Barrette guessed that the other 3 walls are probably retaining a lot of earth and that would be fine depending on the condition of the foundation. Chair Messier asked if there were any further questions or concerns. Ms. Davis advised that they will take care of whatever is needed. Chair Messier asked if there was a basement. Ms. Davis advised that she is not sure if there is a basement but she used to go to the property and she knows that the roof has been leaking for at least 32 years and does not believe there is a basement.

Motion: To allow demolition of 38 Main Street with understanding that the property is to be left free of any demolition materials and suitably graded.

Motion to accept

Made By: Mr. Barrette

Second: Mr. Hall

Vote: Unanimous

City of Claremont, 14 North St, Claremont, NH 03743 - A Certificate of Appropriateness Application has been submitted to construct a 210ft pedestrian bridge from North Street across Sugar River to Water Street. Zone MUM, Property owner of record, City of Claremont.

City representative Kurt Beek advised he is Project Manager of Planning and development. A brief overview of the project was given previously. The city received a grant for 1 Million Dollars for transportation enhancement. The Grant had a funding split of 80/20, 80% is paid for with the grant and 20% is paid for by the city. Mr. Beek advised they also worked with McFarland Johnson to first do an engineering study on the project site and what the alternatives were. They also spoke with architects and looked at various alternatives of different material types to reduce costs. Some of the early ideas had ideas such as a wooden type covered bridge; there were about a dozen different types, with different materials and costs. They worked with the NH Historic preservation office and they went to a couple of the monthly meetings they have at the DOT, they have cultural resource meetings and presented options to them, and the committee gave them input. The Preservation Office sent a letter of no effect and advised that this plan was in keeping with the environment and the surrounding buildings. The City also needed to obtain a wet lands permit which has been issued from NHDES and they were also granted a Categorical exclusion which was processed through the state. City went on to produce preliminary and final plans and the project was put out to bid. 3 bids were received, all were over budget. Right now city is working with the engineer to cut costs, get closer to the budget and also looking for additional funding from the DOT. Chair Messier asked if the bids were for just the bridge or if they included the landscaping. Mr. Beek advised it was just for the base bridge and for some of the base plans and it may also included some of the side walk.

Mr. Beek advised that these are the same plans as previously provided, just in a more formal manner. Chair Messier advised he did notice an addition of the existence of parking and would like to know if this if for the general public. Mr. Beek advised that the parking is for the general public they are looking into making improvements and they have also spoke with the engineer about maybe an alternate access on the road in the future.

Chair Messier opened up the board for questions. Mr. Barrette asked if plan changed will it be resubmitted or if anything is re-engineered to be able to make it work financially. Mr. Beek advised they would re-submit although he does not believe that anything substantial would change, structurally or a visual nature of the project. If they try to find cost savings it would be on things like the foundation or hidden things. They are not open to changing the basic concept of the project. Mr. Beek advised if it was changed they would come back.

Chair Messier asked about light design, previously the plans did not include. Mr. Beek provided Chair Messier with cut sheets from the site architect Carol Johnson.

Ms. Richardson asked who the bridge is going to serve, do we need this bridge. Chair Messier advised this is not the HDC purview. The HDC is only concerned with the construction of the bridge and the look of the bridge and whether the bridge will fit into the setting appropriately. Mr. Beek advised this application was put together by the City Planner and it has a pretty thorough report. The City Planner also had to get the City Council approval to submit the grant application. In that application he had to go through what the City was trying to accomplish in linking the North and South and the development of the Mill district. Chair Messier advised that this is a long term city enhancement plan. Mr. Beek advised that this is part of city enhancements with the Mill development, condos and restaurants and we were fortunate to get the money for it. Chair Messier advised he is concerned with the small number of lights and that they appear to provide spot lighting rather than ambient light. The concern is that the area will

not be well lit. He approved of the design of the lights, however, and felt the amount of lighting could be left to the designers.

Open session to public. No public comment.

Motion to: To accept the plans as presented, with any major design changes to be brought back to the commission.

Made By: Mr. Hall

Second: Mr. Barrette

Vote: Unanimous

V. Other

No other business to discuss

VI. ADJOURNMENT

Motion to: To Adjourn

Made by: Mr. Hall

Second: Mr. Barrette

Vote: Unanimous

Meeting Adjourned at: 7:40 pm

Respectfully Submitted By,

Michelle Aiken

Boards and Commissions Coordinator