



Historic District Commission Meeting

Tuesday, January 23, 2007

Council Chambers, City Hall, Claremont at 7:00 p.m.

Meeting Minutes

Meeting called to order by Chair Messier at 7:04 PM

ROLL CALL

Present: Deborah Cutts, Lori Richardson, David Messier, John Hall, Brenda Taite, Jeffrey Barrett

Absent: Trinity Dix

I. REPORT OF SECRETARY:

- Minutes from November 20, 2006 meeting
- Minutes from December 19, 2006 meeting

Motion: to approve revised draft Minutes from November 20, 2006 meeting

Made By: Mr. Hall **Second:** Ms. Cutts **Vote:** Unanimous

Motion: to approve Minutes from December 19, 2006 meeting

Made By: Mr. Barrett **Second:** Mr. Hall **Vote:** Unanimous

II. NEW BUSINESS:

- **(01-2007) New Branch Properties, LLC, 729 East Rd, Cornish, NH 03745** - A Certificate of Appropriateness Application has been submitted to demolish the garage and part of the building and complete renovations to the rest of the building at **30 Main Street, Claremont, NH 03743**. Map 120, Lot 35, Zone B1.

Mr. Eugene Lattuga presented preliminary plans for his project. He would like to remove some of the buildings on the parcel, combine the lot with an adjoining lot, renovate the remaining buildings into three apartments, and construct new additions for both the apartments and a new storefront.

The buildings he would like to remove at this point are the detached garage, the rear addition and L wing including attached sheds from the original dwelling, and the brick storefront added in the 1900's. The buildings remaining would be the original dwelling and carriage house. This will allow him to grading options on the lot in order to finalize plans for the new construction. Depending on the final cost estimates to renovate the remaining buildings, he may come back to ask for demolition of these buildings in order to construct all new buildings. Parking will be provided by the adjacent lot, and a site plan will be part of the final approval.

Current plans are to construct a rear addition to the main dwelling for the apartments and a new storefront addition. Sketches were provided. More details will be provided as the plan develops.

Mr. Messier expressed concerns that the sketch indicates the addition off the rear of the dwelling is higher in elevation than the main dwelling. Mr. Lattuga indicated this is because of the grade of the land. If the land can be graded differently, he would be willing to adjust the design accordingly. He needs to remove the back additions in order to explore that possibility.

Open Public Hearing

Mr. Neil Hastings who is here on behalf of the United Methodist Church advised that he is not opposing this application. They do have a concern that the buildings have some rodents and he would like them taken care of before the buildings are taken down, so they do not find a new home in their building. Mr. Lattuga advised that the Johnson’s had fumigated before he bought the building, but he will make sure to follow this request.

Closed Public Hearing

Board discussion on the criteria.

Motion: Accept the plan for demolition for the brick store front, the garages out back, as well as the rear section of the main building additions that connect the main house to the carriage house and including the L portion of the building

Made By: Mr. Barrett **Second:** Mr. Hall **Vote:** Unanimous

Motion: Continue to the March Meeting for approval for some more definite plans

Made By: Ms. Cutts **Second:** Mr. Barrett **Vote:** Unanimous

III. Other

- Consultation with Legal Counsel
 - Received a Fax from City Solicitor advising that the Attorney for St. Mary’s Church Mr. Uchida has requested a 90 day extension, May 2007 ZBA meeting.
- Elections and Appointment
 - Chair and Vice Chair

Motion: Nominate John Hall for Chairperson

Made By: Mr. Messier **Second:** Mr. Barrett **Vote:** Unanimous

Motion: Nominate David Messier for Vice Chairperson

Made By: Mr. Barrett **Second:** Ms. Cutts **Vote:** Unanimous

IV. ADJOURNMENT

Motion to: To Adjourn

Made by: Ms. Cutts **Second:** Mr. Barrette **Vote:** Unanimous

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Meeting Adjourned at: 7:53 pm

Respectfully Submitted By,

**Michelle Aiken
Boards and Commissions Coordinator**