



Historic District Commission Meeting
Thursday, May 3, 2007
Council Chambers, City Hall, Claremont at 7:00 p.m.

Meeting Minutes

Meeting called to order by Chair Hall at 7:05 PM

I. ROLL CALL

Present: Trinity Dix, John Hall, David Messier, Brenda Taite, Lori Richardson

Absent: Deborah Cutts

II. APPOINTMENTS

- Appoint Trinity Dix as a regular member

III. REPORT OF THE SECRETARY - Minutes of March 22, 2007 and April 5, 2007 Meeting

Motion to: Minutes of March 22, 2007 Meeting approved as amended

Made by: Mr. Messier **Second:** Ms. Richardson **Vote:** Unanimous

Motion to: Minutes of April 5, 2007 Meeting approved

Made by: Mr. Messier **Second:** Ms. Richardson **Vote:** Unanimous

IV. Old 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. Lattuga submitted an amended plan without the porch that he previously had intended to build on the plan with landscaping illustrated on the plan. On the previous plan there was also an issue with the peak on the main building. They have done some grade testing and the peak can now be lowered and it should not be an issue any longer. They have also found that the main building foundation is not salvageable and they will need permission to demolish the front building. The signage will be over the front door on the main building. The old doors will be saved, one needs to be repaired. The windows will be divided light with exterior mullions. There will be renovations to the carriage house. There will be clapboard or used brick on the commercial space and the residential area will be clapboard. The plan calls for more green area and there will be a 4ft retaining wall made of pressure treated timber construction. The lighting will be on a pole with a lantern at the top. The roofing will be asphalt shingles with gutters to defer runoff into the green areas.

Criteria #1 – The main structure is a level 0, it has lost all architectural and historical value

Vote: Unanimous

Criteria #2 – The proposed design, arrangement, textures and materials relate to the setting and the district will be an improvement

Vote: Unanimous

Criteria #3 – The proposed scale and size of the building will be compatible and are appropriate to the existing surroundings.

Vote: Unanimous

Criteria #4 – The proposed yards and lands improve the site and are in keeping with the surrounding uses.

Vote: Unanimous

Criteria #5 – The impact of the applicants proposal on the site will be an improvement as the buildings currently detract from the area.

Vote: Unanimous

Motion to: approve the demolition of the main structure and approve the plans as presented

Made by: Mr. Messier

Second: Ms. Dix

Vote: Unanimous

V. Correspondence

Mr. Messier and Ms. Richardson attended the OEP conference along with others from the Planning office and some other members of the Planning Board. The conference was very interesting and there was a lot of good information provided. One of the sessions that they attended was a Historic District Commission session and the speaker was Emily Paulus who is a preservation planner with the NH Division of Historical Resources. Mr. Messier felt that Ms. Paulus had backed up a lot of the things that the board is already doing.

A few years ago the board did an assessment with Liz Henegan and they discussed some of the inefficiencies with the board. They had discussed making a pamphlet with design guidelines, for things such as windows. Ms. Aiken is going to look into that for the board, also will try to arrange to have Ms. Paulus come and speak to the board. The board also requested Ms. Aiken to contact Ms. Henegan to find out what the cost would be to create a pamphlet with design guidelines.

VI. ADJOURNMENT

Motion to: To Adjourn

Made by: Mr. Messier

Second: Ms. Taite

Vote: Unanimous

Meeting Adjourned at: 7:45 pm

Respectfully Submitted By,

Michelle Aiken

Boards and Commissions Coordinator