

Heritage Commission Special Meeting Minutes  
Londonderry, New Hampshire  
August 22, 2013

In attendance Vice-Chairman Commissioner Jim Schwalbe (7:30), Commissioners Tom Bianchi, David Colglazier, Martin Srugis, Alternate Commissioners Pauline Caron, Janet Cichocki, Town Council Ex-officio Jim Butler.

Absent: Chairman Commissioner Arthur Rugg, Commissioner Sue Joudrey and GIS Manager/Planner John Vogl.

Acting Chairman David Colglazier called the special meeting to order at 7:00 PM in the Sunny Crest Meeting Room of the Town Hall. He noted that he would be leaving at 7:45 PM. He noted that Art Rugg and John Vogl were in a special Planning Board meeting on the second floor. Also, he said that Vice-Chair Schwalbe would be coming in at about 7:30 and that when Colglazier left he would hand the Chair over to Schwalbe.

Acting Chairman Colglazier appointed Alternate Commissioner Cichocki to vote for Chairman Commissioner Art Rugg.

Commissioner Bianchi moved and Alternate Commissioner Cichocki seconded a motion to accept the minutes of the July 25th meeting. The motion passed 4-0-2. Srugis and Caron abstained because they were absent from that meeting.

A presentation was made by Randy Knowles, ASLA, Knowles Design, Manchester, NH and Daniel Skolski, Principal, DMS Design, LLC, Beverly, MA for the Wallace Farm Workforce Housing Project.

Mr. Knowles supplied a multi-page handout of plot plans, landscape legend, elevations and plant images. The first drawing was of sample plantings around some structures, walkways, clubhouse, pool, tennis court, and access roads. This plan is representative of the whole project landscaping since some of the residential structures are duplicates of each other. Generally there are outlying fields that will be undisturbed and will have native plant materials that will be mowed once a year to keep down tree growth. Inside of that there are to be areas of native wild flowers that are planted after grading and that are to be mowed once a year in the fall. Closer in to the buildings there are mowed lawn areas for walking and for building maintenance.

Mr. Knowles' plans showed a wide variety of trees and bushes that are to be planted around the structures and along the roads and walkways. There are a variety of evergreens used for screening. Many of these are Austrian Pines that keep their branches and screening close to ground as they grow. Some pines have branches close to the ground when they are young, but the screening shifts upwards as the tree grows in height. Mr. Knowles is suggesting a variety of heights to be mixed so that it does not look like they were all planted at the same time.

The stonewalls on the sample plan are placed where he thinks that they will go. A stonewall inventory plan drawing was supplied from a different sheet that just came from Dubai Engineering. Mr. Knowles will work with Dubai to use all of the stonewalls that need to be displaced.

Mr. Knowles' plan shows a layout of planned evergreen and deciduous trees around the structures to improve their appearance and to help break up the mass of the buildings. There were some elevation views with the plants and trees in place.

Commissioner Cichocki was concerned about the uneven arrangement of plant materials around building number 1 and building number 2. Mr. Knowles said that it was primarily for shielding, but he could look at it and make them more even. Mr. Knowles did suggest that there might be infrastructure at that point that would limit plant materials, but he would consult with Dubai.

Cichocki was also concerned about the stonewalls and the chance that children might be injured playing on them. She saw some children playing on stonewalls at Old Home Days and was afraid for them. She wondered if there would be warning signs. Mr. Knowles did not think that warnings signs would be used, but he would bring it up at the next meeting of the owner's group. Commissioner Srugis wondered where the parents were when Cichocki was concerned.

Commissioner Bianchi asked about the stonewall discrepancies between the Knowles plan and the Dubai drawing. Mr. Knowles Said that his plan was from an aerial map and that since that time the Dubai people have

been in the field doing actual measurements. He will work with the survey to have the actual locations of what is to be kept, what is to be moved and where the moved walls will be placed.

Mr. Bianchi noted that the handicapped parking spots on the Knowles plan could be improved by adjusting them for van access. Commissioner Colglazier said that he was sure that Mr. Dubay said that all handicapped parking spots were to be van accessible. Knowles and Skolski will follow up on this issue.

Alternate Commissioner Caron asked about filling in the gaps in the stonewalls. Mr. Knowles said that they would fill in the gaps. He will work with Mr. Dubay to fill in the gaps.

Ms. Caron asked about the use of the extra stones from the displaced stonewalls. Mr. Knowles said that he hoped to use all of the displaced stone materials.

Mr. Skolski supplied a new set of handouts of floor plans and elevations for the buildings. He noted that the floor plans and elevations have not changed. He explained what the outside look was to be just as he has shown before. There are some additional details in the elevations.

Mr. Skolski said they are still working on the exact materials, but that the colors were very close to what they want. He had a panel made up with color swatches on it for the siding and roof colors. There was an image of some stonework, but no color or sample was supplied.

Commissioner Bianchi was wondering about the sizes of the stone to be used as the base level on the building siding. Mr. Skolski said that the stones could be as small as 12"x12" and nothing larger than 24"x24". He said that there might be some 6"x18". There will be a variety of rectangular shapes. Skolski said that he planned on the stone being more squarish than a rounded fieldstone. He felt that the rounded fieldstone was more of a northern New Hampshire and Maine look. He wanted it to be a slightly more dressed stone appearance.

Councilor Butler asked about the stone source. Mr. Skolski said that they were still working on whether the stone would be natural or manufactured. Butler was concerned about the quality of the manufactured stone in that he had seen some that he thought was poor. Mr. Skolski mirrored Butler's concern. He said that he had some samples in his office that were not very good in color rendition. He was also concerned about how the manufactured stone looked at the corners on the structure.

Alternate Commissioner Caron asked about the height of the stone base. Mr. Skolski said that the stone comes up about 2'6" to 2'9". She asked about the base band on the backside. Mr. Skolski said that it was concrete. Caron asked about the purple lilacs. Mr. Knowles said that they were part of the plan, but he missed putting a photograph in the collection.

Councilor Butler asked about wrapping the stone base course around the end of the buildings that faced the street. He thought that terminating the stone as it turned the corner of the structure looked a little funny. He thought that it would look better to go all the way across the ends. He said that the back and unexposed end could be concrete at the base. Mr. Skolski noted that as a fair comment and that he would see about doing that.

Commissioner Schwalbe said that it all looked very good – both the building plan and landscape plan. He asked about the purple lilac. Mr. Knowles said that the image for it was forgotten when he was putting them together the previous night. He said that the "Bloomerang" lilac bloomed twice each year, but did not grow quite as high as the purple lilac. Both lilacs are used in the plan.

Mr. Skolski said that they have done a lot of research to deal with the farmhouse. The result was that they could not find a use for it after searching through many channels. The plan is to demolish the house and use some of the design schemes of the barn for the clubhouse that they need to build. Unfortunately the costs involved to bring the house up to code for occupancy are so great, that it does not make any business sense to save. Commissioner Colglazier said that he was disappointed, but completely understood that they could not find a way to save it. He noted that the building was not of great national importance to save. He said that it is significant to the family and the community, but there are no resources to come up with the money based upon the buildings historical or artistic value.

Councilor Butler asked about the schedule for demolition. Mr. Skolski said that the Wallace family has 6 months to vacate after some future date. After that there are no plans for that part of the property, so the house and nearby outbuildings can remain intact until the very last part of the project.

The Chairmanship was turned over to Vice-Chair Schwalbe at 7:45 when Commissioner Colglazier left for the evening.

Councilor Butler moved and Commissioner Srugis seconded a motion to recommend the plans as presented to the Planning Board. The motion was passed 6-0-0.

Commissioner Bianchi moved and Alternate Cichocki seconded a motion to adjourn. The motion passed 6-0-0 at 7:48 PM.

David Lee Colglazier,  
Secretary

Additional notes thanks to Commissioner Pauline Caron.