

APPROVED
New Castle Historic District Commission
September 4, 2014

Public Hearing Re: Henry's Market, Nancy & David Borden (owners), 52 Main St, Map 18, Lot 55.

BOARD MEMBERS PRESENT: Irene Bush; Kate Murray; Elaine Nollet; Peter Reed; Rodney Rowland

BOARD MEMBER ABSENT: Patty Cohen

Chairman Rowland called the meeting to order at 7:00 p.m. and noted that due to Cohen's absence, Reed would serve as a voting member for this meeting.

Public Hearing Re: Henry's Market, Nancy & David Borden (owners) 52 Main St., Map 18, Lot 55:

GUESTS: Nancy & David Borden, owners of Henry's Market; Perrie Purcell, Manager, Henry's Market

Chairman Rowland announced this was a public hearing for Henry's Market, Nancy & David Borden, owners. The applicants are requesting permission to install a side vent measuring 30"x 30" set at the base of the building on the west side at 52 Main St, Map 18, Lot 55. The public hearing has been properly advertised, abutters have been notified and all fees paid.

Perrie Purcell, Manager, Henry's Market, said they are requesting permission to install a side vent measuring 30" cubed set at the base of the building on the west side, to vent an interior hood for the stove.

Purcell said they will also need to install a makeup air vent, 31 7/8 inches placed at the back of the building to draw in fresh air, to substitute air going out the exhaust, per state guidelines. She showed photographs of where the vent will be located outside of the building.

Photograph #1 shows where the outside part of the vent will be located. It will sit on the ground on a concrete platform and it will measure 30" x 32" and it is 25 1/2" from the building.

Photograph #2 shows how this would look from the back side of the deck where the exhaust would vent.

Photograph #3 Purcell said they have to put makeup air back into the building and that would cover the existing window. They would no longer have a window there. This would also be 30" x 30" and 25 1/2" out from the building.

Purcell said that initially they wanted to take the exhaust out on to the side of the building and add the duct work through the building and then put the makeup air vent at the back. She noted that all the air that is going to be blown out will be to the side.

Reed asked if they plan on replacing the air conditioner. Perry replied no because there would not be a window there.

Purcell said the vent is a cube. It will be 25 ½” out from the wall and it is 31 7/8” as a cube and it is smaller than an air conditioner.

Purcell said another option they can do is put the exhaust and the makeup air on the same wall.

Chairman Rowland asked Purcell what was her preference.

Purcell replied their preference is to do the entire project on the side.

Nollet does not see a problem with this project.

Chairman Rowland asked if it was aluminum. Purcell replied yes.

The Chair likes the idea that everything would be on the side and the visibility is next to nothing.

Murray questioned what was on the face that one could see.

Purcell replied it is metal but they can paint the duct work.

Bush asked Purcell if they could box it.

Purcell did not know.

Chairman Rowland said boxing it would make it more substantial. He likes the fact that everything would be on the side. He asked if the Board had further comments.

Reed questioned the noise.

Purcell replied they use the stove from 6am to 4:30pm. She emphasized that the noise will be muffled, less than a house fan. It is state of the art.

Chairman Rowland asked if the Board had further comments. There were none. He asked for public comments. There were none.

The Chair closed the public hearing for Henry’s Market.

Murray moved for the Historic District Commission to accept Purcell’s recommendation and that she prefers this project on the side as it is less obtrusive.

Chairman Rowland said the motion is to place both the makeup air and the exhaust vent on the left hand side of the building, (cemetery side). Both vents roughly 30” x 30” and protrude 25”.

Bush seconded the motion.

Approved.

Chairman Rowland closed the public hearing for Henry’s Market, Nancy & David Borden, owners.

Review of the HDC minutes of August 7, 2014:

Bush moved to approve the HDC minutes of August 7, 2014, as amended. Murray seconded the motion. Approved.

Other Business:

The Chair announced that Jeff Hughes has been approved by the Selectmen as a new Alternate to the HDC. Hughes could not be here this evening but will be here for the October HDC meeting.

New Business:

Reed discussed a cutting edge sustainability design regarding alternative energy that could be coming before the HDC in the near future. He distributed an article from the Portsmouth Herald dated 8-9-14, (Attachment A.)

David Houston, Planning Board Alternate, discussed gambrels with the HDC Board and questioned whether the HDC wants to limit gambrels in the HDC district. Also, he distributed a few charts regarding the Mansard Roof; High Sloped Roofing; Walkable Roof; Low-Sloped Roofing, (Attachment B.)

Houston said there is nothing in the zoning ordinance regarding minimum slope. He is unsure on what the HDC is looking for regarding this matter. He questioned whether the HDC wants to limit gambrels in the historic district of New Castle.

Murray asked if the HDC needs to be more specific in this matter with regards to the historic district. Do we want to do something to make sure that we maintain a colonial pitch as opposed to a gambrel pitch? We sent it to Planning Board to get their input. The Planning Board is sending this back to the HDC to say that this is an HDC issue not a Planning Board issue.

The Chair will discuss this information further at the next meeting.

Adjournment:

Reed moved to adjourn the meeting. Nollet seconded the motion. Meeting adjourned at 7:40 pm.

Respectfully Submitted,

Anita Colby
Recording Secretary

- Photograph #1 Photograph showing where the outside part of the vent will be located.
- Photograph #2 Photo showing how this vent would look from the back side of the building.
- Photograph #3 Photo showing they have to put makeup air back of the building which would cover the window. The air conditioner will be removed.
- Attachment A: A Portsmouth Herald article showing a cutting edge sustainability design regarding alternative energy.
- Attachment B: Charts showing various roof styles and pitches