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2  
3 APPROVED  
4 HDC MEETING  
5 DECEMBER 1, 2016 AT 7 PM

6 Board Members Present: Chair Rodney Rowland, Jeff Hughes, Tom Maher, Kate Murray,  
7 Elaine Nollet, Irene Bush, Judy Groppa and Peter Reed.

8 Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm and announced  
9 changes to the agenda. Item 1 will be for demolition only; item 2 is for demolition also. Then a  
10 work session for the proposed building at 32 Walbach Street and lastly a work session for  
11 Daphne and Peter Schwab.

12  
13 Chair Rowland noted that Rowland, Hughes, Maher, Murray and Nollet would be voting. Chair  
14 Rowland also advised that anyone who wants to speak must sign in.

- 15  
16 1. Public Hearing for Michael Sullivan and Ruth Zikaras, 81 Piscataqua Street, Map 18,  
17 Lot 12

18  
19 No one appeared for the applicant.

20 Guests: Mark Gardner, Holly Biddle.

21  
22 Chair Rowland advised that the application was publicized, all fees had been paid and all  
23 abutters had been notified. The board attended a site walk at the location on Tuesday. Chair  
24 Rowland opened the public hearing regarding the demolition. Mark Gardner stated he has no  
25 objection to the demolition so long as it is done in a careful manner. Holly Biddle stated that  
26 there is nothing to keep there and it needs to go.

27  
28 Peter Reed asked why the discussion was only on demolition and was advised that the applicant  
29 had to have surgery today. Rowland asked those board members who attended the site walk to  
30 comment. Judy Groppa did not see that there was anything there to save and Chair Rowland did  
31 not see any historic significance or importance of street scape. Kate Murray said she was fine  
32 with demolition but was concerned with the height of what may replace the structure but that  
33 would be for another meeting.

34  
35 Hughes motioned to accept demolition of 81 Piscataqua Street; Maher seconded. ALL  
36 APPROVED.

37  
38 Rowland distributed proposed changes to the application and asked the board to review and give  
39 him any feedback via email before next month's hearing.

- 40  
41 2. Public Hearing and Work Session for Gary and Josephine Verrell, 32 Walbach Street,  
42 Map 18, Lot 57

43  
44 Tom Conneen, Applicant.

45 Guests: Kathleen Conneen, Dan Innis

1 Chair Rowland advised that the application was publicized, all fees had been paid and all  
2 abutters had been notified and advised that this application is also for demolition only.  
3 Chair Rowland opened the public hearing. Dan Innis who lives across the street at 33 Walbach  
4 Street stated that he looked at the home a couple of years ago and that it has been so heavily  
5 modified over the years that it would be difficult to bring it back to its historic originality.  
6 Although he doesn't look forward to the noise, he supports the demolition. Holly Biddle stated  
7 that as a realtor, she had two buyers go through the house and they were only interested in it if  
8 they could tear it down.

9  
10 Chair Rowland opened the board discussion. Irene Bush asked if anything was found out about  
11 the history of the house? Rowland stated that it came from the Isles of Shoals and is related to  
12 Nancy Borden's house, but there is no evidence as to the age because it has been so modified.  
13 He stated that it may have been historic at one time but it has been modified too many times to  
14 make a concrete assessment. He saw nothing in the street scape that is historic; the condition of  
15 the house is fine. Judy Groppa stated that although the board didn't go inside, it is very open and  
16 quite visible and it looked like the original structure was small and that the original post and  
17 beam construction had been removed so that she wondered how it was still standing. On the  
18 other hand if you look at this house side by side to Nancy Borden's house, the chimney line is  
19 offset in the same way and it looks like the two houses were built at the same time, with both  
20 having dormers in the same place. Groppa stated she would not have any objection to  
21 demolition. Elaine Nollet agreed, stating she has been to the Bordens many times and would  
22 never have associated these two houses as the same time frame.

23  
24 Hughes moved to approve demolition of 32 Walbach St, Maher seconded. ALL APPROVED.  
25

26 3. Work Session on 32 Walbach Street  
27

28 Tom Conneen stated he is looking for guidance to design the new structure, and asked what is  
29 the standard of materials that the board requires so he has an understanding of what he needs to  
30 bring to hearing on the application.

31  
32 Chair Rowland stated that the board never objects to natural materials such as cedar shakes, etc.  
33 although they have agreed to some composite materials in the past; he also suggested they  
34 choose a material that looks old. Applicant asked about the drawings and how detailed the  
35 sketches and drawings should be. He was advised the drawings should show elevation and the  
36 plot plans as the board's big concern is the scale, especially since the lot is above the road  
37 considerably.

38  
39 Maher asked Rowland if they could provide Conneen with a copy of the plans for 81 Piscataqua  
40 Street as a guide. Rowland also advised Conneen he should bring photographs of the lot  
41 showing the elevation as the board will want to know how the house will be oriented on the site,  
42 also stating that not everything in the district was approved by the HDC so just because they see  
43 something in the district, it doesn't mean it will be approved by the board. The applicant was  
44 advised to bring in samples of windows and any brick veneer samples.

45

1 Murray asked if Rowland would recommend Conneens come for a work session first and  
2 Rowland stated Yes, at least one. Kathleen Conneen asked about a couple of new homes in the  
3 immediate block and asked if they model a window or a door from those, would that be safe?  
4 Chair Rowland stated he believed he knew which houses she was referring to and stated yes, that  
5 would be fine. He also stated there is concern as owners want to capture the water view but the  
6 board cannot always approve something just to get a water view and that walls of glass are not  
7 historic but numerous windows have been approved in the past. Rowland is also not a fan of  
8 second floor balconies, to which the applicant stated there is a small balcony on the existing  
9 house.

10  
11 Murray stated that the applicants had talked about a gambrel roof at the last meeting and there  
12 are examples of historic gambrel roofs and guidelines on the town website for the different eras  
13 such as federal and Georgian, which is the era for their neighborhood, as opposed to empire style  
14 or arts and crafts. A couple of books were presented to applicant with the different styles for  
15 reference. Rowland advised that the fancy Georgian houses such as Langdon house in  
16 Portsmouth did not exist in Newcastle, as it was a fishing village.

17  
18 Conneen asked if there is any way to get feedback before the hearing? Chair Rowland stated he  
19 would be happy to speak to him but it would only be his opinion, not any opinion of the board,  
20 advising him that anything not before the board is not official.

21  
22 4. Work session for Daphne & Peter Shaw 63 Piscataqua St Map 18,Lot 11-2

23  
24 Guest: Brendan McNamara to speak for Peter and Daphne Schwab, the new owners.

25  
26 The proposal is to build a one car garage at the rear but the existing house exceeds lot coverage  
27 and allowable building area, so to achieve the allowed buildable area they are doing a square  
28 footage swap by removing the eastern portion of the Atkinson Street porch. They will cut off the  
29 side porch and reinvest the area into the rear garage. The benefit is they will get more sun  
30 coming into the eastern side of the house. There is an existing square bay on the east side and  
31 they will add another, so there will be two square bays. They will actually demolish the entire  
32 porch and rebuild it without the portion on the eastern side, to be symmetrically indented on the  
33 northern side.

34  
35 Judy Groppa asked if they were going to remove the tree? Peter Schwab stated that he spoke to  
36 an arborist as there is a very large, old silver maple on the corner that is estimated at 80-100  
37 years old but it is healthy. They are leaning toward keeping the tree but it will need trimming  
38 because there are power lines.

39  
40 Chair Rowland asked about the windows on the bays which are currently 6 over 1, but the plans  
41 are showing 2 over 1 and asked if they were changing them? Also mentioned that the bays show  
42 architectural details such as panels underneath the windows and also coming down the sides of  
43 the windows. McNamara said the existing bay actually has some side panels, but has  
44 clapboards going across underneath rather than panels, but the proposal would be to install  
45 panels under the windows.

1 There are clapboards on the triangular bay on the west side and although he doesn't believe they  
2 would have had clapboards when they first built it, the panels never survive very well.  
3 The house was built in 1903. Shaw said that he spoke to Susan Sweetser who lived there from  
4 1940 to 1960. The house is quite original although internally there have been things done and  
5 the third floor has been extensively renovated, but they are looking to preserve the house.  
6 McNamara stated that in terms of construction, they will change the porch, have the addition of  
7 the garage and the addition of a shed dormer on the south side with the three windows.

8  
9 Murray asked him to explain what they are doing with the two chimneys. He advised they are  
10 going to keep the one going thru the ridge which he believes is original, but thinks the other one  
11 was added for a boiler, which they would like to remove. They would like to install a wood  
12 stove on the first floor and run a metal asbestos flue. So the chimney at the eastern end would  
13 visually match the one there, but it would be fake and would be cut with brick tile up to the  
14 transition point and then use real brick to build a cap on top. The two chimneys would visually  
15 match.

16  
17 The house would be returned to its original detail by eliminating the gutters and also returning  
18 the trim to its original. All the gutters will be gone.

19  
20 McNamara said the intention is to replace all windows in the house with Green Mountain wood  
21 windows. They are traditional looking and have an angled sill and the casings are all part of the  
22 window; they come fully cased and they flange into rough openings. McNamara stated they will  
23 put shakes on the garage and shed dormer, to keep it looking like part of the roof.

24  
25 Judy Groppa asked about the building in the photograph which is next door on Atkinson Street  
26 and McNamara confirmed that the garage will go between the house and the building next door  
27 but it is within setbacks. Elaine Nollet confirmed that they will enter the garage from Atkinson  
28 Street. Hughes stated it will be a nice improvement and Rowland said it is a favorite  
29 architectural style of his.

30  
31 Kate Murray went through the check list of what they are planning on doing: replacing all  
32 windows, adding a shed dormer, redoing the porch on the east side, fixing third floor elements,  
33 removing the existing garage and adding a one car garage.

34  
35 Hughes asked if the ZBA had approved the plan but McNamara advised they didn't have to go  
36 before the ZBA. He met with Don Graves, the Building Inspector and because they presently  
37 have a non-conforming building and are swapping square footage and are not increasing the non-  
38 conformity, they did not have to go before the ZBA. The removal of the porch on Atkinson  
39 Street actually reduces the non-conformity.

40  
41 Chair Rowland referred to the proposed south elevation dormer and the window on the second  
42 floor which are shown as two panes and makes it look like they are velux. He stated with the  
43 great window styles of arts & crafts, asked if they could put something reflective of that style, to  
44 which McNamara responded he would.

45

1 McNamara stated that the most visible part of the house is the eastern elevation, that although the  
2 northern elevation is on the road, the east is actually most obvious and asked the board if there  
3 were any reservations of what is on the plans or any reservations about the garage? It is a one  
4 car garage, very small to stay within limits of building code. Rowland stated overall he doesn't  
5 like garages but this one is small and he had no concerns. McNamara stated the Shaws have  
6 three children so they need storage for bikes, etc. and they are trying to make it less of a garage  
7 and more of a shed.

8  
9 McNamara asked if there was any resistance to any materials, adding they will use Green  
10 Mountain windows which have all wood casings and sills. He would like to replace the trim  
11 with Azek, which would be painted. Rowland stated he understands that the building is on the  
12 water and Azek requires less maintenance. He asked that they bring pictures or samples of the  
13 materials they propose to use.

14  
15 5. Discussion for Stephen and Samantha Roberson 42 Main Street, Map 18, Lot 59

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17 Guest: Leon Fredette

18  
19 Leon Fredette appeared for his daughter and son in law who want to install chimney caps. They  
20 have two chimneys and one presently has a temporary cap. They recently had one of the  
21 chimneys lined by Merrie Sweep. They would like to install a cap to protect the newly lined  
22 chimney and a cap to the other to make them symmetrical. Merrie Sweep is making them and  
23 powder coating them. Fredette stated when he was at a prior HDC meeting, there was a  
24 contractor looking to put chimney caps and the Chair mentioned that as long as it was keeping  
25 with the neighborhood, it could be approved.

26  
27 Chair Rowland said Fredette was referring to Oliver Street which had two chimneys and one was  
28 capped and they wanted to match the other chimney. Rowland has asked the Select Board if he  
29 could just approve something like this without a hearing but was advised he did not have the  
30 authority to do so and advised Fredette that they would need to file an application and have a  
31 public hearing and the board would need to vote on it. He asked that they bring a picture of what  
32 the cap will look like.

33  
34 6. Discussion for Colliton, 42 Piscataqua Street, Map 18 Lot 24

35  
36 Guest: Leon Fredette

37  
38 Katie Colliton's sister, Justine, lives in a converted porch space that is heated and has several  
39 windows. It needs storm windows applied on the outside of the existing nine windows. They  
40 would like to install basic aluminum triple track storm windows.

41  
42 Chair Rowland asked if this was on the back of the house? No, this would be on the Steamboat  
43 Lane side and then there are three windows also on the back; there are a total of nine windows.  
44 Rowland advised that they also need to complete an application and attend a public hearing,  
45 advising Fredette to bring samples of the windows they wish to install. Fredette stated they now

1 have older window sashes with aluminum storm windows and the porch windows would match  
2 those windows, so he was told to bring pictures of the existing windows.

3  
4 Board Discussion

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6 Chair Rowland stated if the commission thought there were small changes that should be  
7 streamlined, they could propose a change in the ordinance, advising that the City of Portsmouth  
8 has exemptions such as if someone wants to replace like in kind, they don't have to come for a  
9 public hearing. The board could specify what changes would be approved by the chair and the  
10 building inspector without public hearing, such as chimney caps, as long as they are specific. It  
11 would only be small projects. Kate Murray said she would be concerned that something could  
12 be approved and the homeowner would put in something else; with applicants having to come  
13 for a public hearing, they are required to bring pictures or samples. Rowland said they would  
14 still have to apply and they would still have to show what they are going to install, providing  
15 proofs and/or photos, but it could be approved by the Chair or Building Inspector without a  
16 hearing. There's presently no authority in the existing code that allows the Chair to approve  
17 anything.

18  
19 Jeff Hughes asked if it would put the Chair at risk for liability if there was a complaint from a  
20 neighbor or someone on the commission. By bringing it to a public hearing, it is discussed and  
21 does not leave the chair on the hook. It was also noted that subsequent chairs may not have the  
22 depth of knowledge of the current chair.

23  
24 Minutes of November 3<sup>rd</sup>

25  
26 Minor edits made. Murray motioned to approve the minutes of November 3, 2016 with  
27 edits; Nollet seconded. ALL APPROVED.

28  
29 New Business

30  
31 Murray asked if anyone had looked at the website to become a CLG program – Certified  
32 Local Government. Rowland said he had reviewed it and the board is currently doing most of it.  
33 Murray asked if she should invite Peter Michaud to the January meeting as CLG accreditation is  
34 another resource for the board.

35  
36 Hughes motioned to adjourn; Maher seconded . ALL APPROVED.

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38 Meeting adjourned at 8:02 pm.

39  
40 Respectfully submitted,  
41 Diane L. Cooley, Recording Secretary