

1 APPROVED
2 NEW CASTLE HISTORIC DISTRICT COMMISSION
3 MARCH 3, 2016
4

- 5 1. Public Hearing for John McCormack, 41 Piscataqua Street, Map 18, Lot 44
6 2. Public Hearing for Thomas and Martha Bates, 36 Piscataqua Street, Map 18, Lot 30
7 3. Work Session for Edmund Tarbell, 148, 150, 152 Portsmouth Avenue, Map 16, Lot 8 and 9
8

9 Board Members Present: Rodney Rowland, Chair, Lorn Buxton, Irene Bush, Elaine Nollet, Peter
10 Reed and Judy Groppa, new member.

11 Not Present: Kate Murray, Jeff Hughes
12

13 Chair Rowland called the meeting of the New Castle HDC to order at 7:02 pm and noted that
14 the voting members for the evening will be himself, Lorn Buxton, Irene Bush, Elaine Nollet and
15 Peter Reed. He asked that anybody wishing to speak to the commission, please sign in and
16 reference the application they are speaking to. Rowland reviewed the agenda.
17

18 Public Hearing for John McCormack, 41 Piscataqua Street, Map 18, Lot 44

19 Guests: John McCormack, Applicant, Rita Fusco of 33 Piscataqua Street and Thomas Bates of 36
20 Piscataqua Street
21

22 Rowland stated that this hearing was advertised, notices were sent to abutters and fees paid.
23

24 McCormack stated that the entrance was being moved from the center of the porch to the left
25 hand side and he is also reworking the windows. He submitted a diagram of the stairs on the
26 left and will change windows from 3 casement windows to 3 double hung windows.
27

28 Nollet asked about the driveway, McCormack answered the driveway was already there and
29 has been approved by the Planning Board. The stair way on the west side is being removed.
30 Rowland asked if he was basically filling in where the existing door is to which McCormack
31 answered Yes
32

33 Buxton asked if he would be able to preserve the wood shakes. McCormack said he will use the
34 wood shakes and will insulate from the inside with spray foam. The sheathing is all good so far.
35

36 Rowland indicated that the drawings show shutters on the front side but nowhere else.
37 McCormack answered that Yes, as he thinks the front of the building is primarily where people
38 concentrate. Rowland just wanted to confirm that it was all McCormack is putting up.
39

40 Reed asked whether when taking off the asphalt shingles, McCormack knew what was
41 underneath. McCormack stated that it is all wood shingles. There was asbestos and he has
42 removed it all and will replace with cedar shingles as needed for repairs.
43

1 McCormack was asked if there is anything special to removing asbestos shingles? He had an
2 asbestos dumpster and laid out tarps per requirements, the same way a professional would
3 handle it. An owner can remove asbestos himself as long as proper procedure followed.
4

5 Rowland asked if there was anyone to speak to, for or against McCormack's application. Rita
6 Fusco of 33 Piscataqua Street stated she has no problems with the plan. She indicated that she
7 and McCormack talked about screening – such as fencing or natural screening to separate the
8 properties but stated that the house looks nice. Thomas Bates of 36 Piscataqua Street stated
9 that it looks like a huge improvement from where he is across the street.
10

11 Rowland closed the public hearing. Buxton asked Rowland if he had an opinion whether he like
12 the windows with or without shutters. Rowland likes the shutters and wonders if they should
13 be repeated elsewhere but doesn't feel that strongly one way or the other.
14

15 Bush MOTIONED to accept the plans for 41 Piscataqua Street as submitted, dated January 28,
16 2016; SECONDED by Buxton. UNANIMOUSLY APPROVED.
17

18 Public Hearing for Thomas and Martha Bates, 36 Piscataqua Street, Map 18, Lot 30

19 Guests: Thomas Bates, Applicant and Rita Fusco of 33 Piscataqua Street
20

21 Rowland stated that this application has been duly advertised, abutters notified and fees paid.
22 He also had a letter from Michael and Ann McAndrew, abutters, who were unable to attend the
23 meetingm which states that the Bates' plans are sound, sensible and attractive and they fully
24 support them.
25

26 Bates stated they haven't made any changes to the plans from the work session last month.
27 They are putting a shed dormer on both the 2nd and 3rd floors. The dormer on the 3rd floor is to
28 install a half bath because of difficult access to the third floor where they will locate an office.
29 The 2nd floor dormer is to ameliorate the low ceiling in a bedroom.
30

31 Rowland asked if the plan includes replacing all windows. Bates responded that Yes, and two
32 windows on the west side have already been completed. He is replacing them with like kind and
33 they are coming out pretty well; they have a black sash and matching trim.
34

35 They have decided to go with asphalt shingles for the roof. There are new developments in
36 shingles, now have 2 and 3 ply architectural shingles, to increase shadowing and density.
37 They intend to use something with bark wood. The shingles have granular shading from the top
38 shingle to the lower one and gives a sense of two toning. It is 3 plys of shingles laid out in a
39 pattern.
40

41 Reed asked Bates how much additional weight will be put on the roof if he decides to go with 3
42 ply? Bates doesn't know how much weight that would be but they are stripping off what is
43 there so there will be only one layer.
44

1 Bates was asked if they are keeping the existing picture windows on the driveway side. Yes, for
2 the time being although they are sagging and rotting on the top, but they may be replaced in
3 the future. The windows add a lot of light to the kitchen.

4
5 Rita Fusco, an abutter, said the plan looks great.

6
7 Rowland closed the public hearing. Nollet MOVED to approve the application of Bates as
8 presented on March 3, 2016; SECONDED by Bush. UNANIMOUSLY APPROVED.

9
10 The Board went on to review the minutes of the meeting of January 7, 2016.

11 Nollet MOVED to approve the minutes of January 7, 2016 as amended; SECONDED by Buxton.
12 UNANIMOUSLY APPROVED.

13 The Board reviewed the minutes of the meeting of February 4, 2016. Bush MOVED to approve
14 the minutes of February 4, 2016 as amended; Buxton SECONDED. UNANIMOUSLY APPROVED.

15
16 Work Session for Edmund Tarbell, 148, 150, 152 Portsmouth Avenue, Map 16, Lot 8 and 9
17 Guests: William Tarbell of Dover, Edmund's son.

18
19 Tarbell stated "It's a Work in progress. I went thru the stages of grief and my first response was
20 to somehow replicate it in size." The building was 98' x 32' with an 8' porch all the way around.
21 He took the dimensions of the original house which was 40' x 32' and then the wings were
22 added; he presented a drawing conception but it looks like a condo which isn't right for
23 residential Newcastle. "When the house was pancaked, I measured all the windows and things
24 so I have a record to keep the scale for whatever building takes its place. My first thought was
25 that it would be another great big house, but then I decided to separate the property in half. It
26 currently is two lots from the river to the street and I thought to separate it into two lots from
27 one side to the other, to take the big expanse of lawn and divide it in half." For the side closest
28 to the street he presented a plan for a simplified house, also presented a plot plan. The Tarbell
29 lawn is one of the last big expanses in Newcastle and they would love to see some open spaces
30 retained. There would be one house on the street and another flanking it so no house blocks
31 the view of the other house.

32
33 Nollet asked if there is enough frontage. Tarbell explained that the second house would be
34 behind the front house on the street. Tarbell Lane would go down the side of the lot from
35 street to river. Buxton stated that it is two lots but Tarbell explained that it's split the other
36 way and he would configure it as necessary.

37
38 When asked about the footage for the frontage, Tarbell said the length on Portsmouth Ave is
39 whatever the fence is that's there. The second house on Tarbell Lane would have frontage
40 starting from the river and coming up. He then presented an artist's concept to assure the
41 board that the type of house they build would remain compatible with what had been there. It
42 will not be a neo shingle style house, it should be a real Colonial. But the petitioners continue
43 to work on the plans. Tarbell presented a drawing of what they are going for in appearance
44 which was shown in brick but he stated it might be wood.

1
2 Reed asked how big is the property? Tarbell wasn't sure but said it is big enough for 2 houses
3 which will not be squeezed. They will start with the first house on the street to heal the wound
4 of nothing being there.

5
6 Rowland asked if anyone wanted to speak.

7
8 It was mentioned that they will have to merge the lots and then subdivide the other way.

9
10 New Business: Rowland stated that Reed talked to him a few days ago about the Notice of
11 Approval/Notice of Denial that the Chair must fill out after a public hearing with the results of
12 the hearing. They are thinking about redoing the form with the following changes:

13
14 Important Reminder to Applicant: Any changes made in your design after the HDC has
15 approved the application requires you to return before the Board for review prior to making
16 those changes.

17
18 Reed asked if that would apply to 23 Piscataqua Street and Rowland stated he was thinking
19 more about Gibson's chimney. Reed asked if the board finds somebody has done more than
20 was approved, what authority the board has from there. Nollet stated that the building
21 inspector has to be involved and Bush asked if the board can have people remove it (what was
22 not approved)? And if so why don't we do that?

23
24 Rowland stated that if the Gibson chimney bothered the board enough, they could have voted
25 to remove it and return it to the way it was. The Building Inspector is our eyes out there and
26 they should come to us if he sees things not in compliance with what was approved.

27 Bush asked if something is needed in the ordinances about replacing in kind? Rowland replied
28 that it's actually in the zoning code.

29
30 Rowland stated that the City of Portsmouth makes applicants submit a photograph. A permit is
31 required even if replacing something exactly the way it was. The Board thought that was a
32 good idea to have applicants bring in a photograph.

33
34 Buxton MOTIONED to adjourn, Reed SECONDED. UNANIMOUSLY APPROVED to adjourn at
35 7: 46 pm.

36
37 Respectfully submitted,
38 Diane Cooley, Recording Secretary