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APPROVED  
HDC MEETING  
JANUARY 5, 2017 AT 7 PM

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

Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm. Chair Rowland went through the agenda noting that no. 5, a work session, had been withdraw and also advised that anyone who wants to speak must sign in. Rowland, Hughes, Maher, Murray and Nollet will be voting.

1. Amy Dixon and Nadine Miller, NH Division of Historical Resources to speak on the Certified Local Government Program.

Amy Dixon stated they were invited to talk about the certified local government program, which Dixon and Nadine Miller administer through the NH Division of Historical Resources. They came to explain the program and the application process. There are currently 21 towns in New Hampshire that are certified local government programs, the closest ones being Somersworth, Newington and Exeter.

What is a certified local government? It is a program which creates strong partnerships, particularly through the Federal Government, i.e. the Secretary of the Interior and the National Park Service. The intent was to get local communities more involved with preservation. The program is jointly administered by the National Park Service and the NH Division of Historical Resources, which annually gets a grant from the National Park Service to run their office and the laws says that ten percent (10%) of that grant has to be granted out to local communities. \$60,000.-\$65,000. is re-granted to local communities annually. There are five Federal regulations: 1. That the town will follow federal and state laws regarding preservation. 2. That they have established a qualified historic district commission. 3. That it must maintain a system for survey and inventory of local historic properties. The HDC may not have that in place, but the NH Division of Historical Resources will help with the survey. 4. The HDC must provide adequate public participation and 5. The HDC must satisfactorily perform their responsibilities under the National Historic Preservation Act.

The key points of the State requirements are that the town must have certain ordinances in place, particularly regarding demolition, or that the current ordinances review tear downs and alterations to historic properties. So being a certified local government demonstrates your community's commitment to preservation.

The benefits are the technical assistance received from their office, you get to the front of the queue faster than other communities looking for technical assistance, and of course the grant opportunities.

1 What have communities used grant funds for? Many have used it to complete a survey and to  
2 complete national register nominations. Grant programs funds are 100% funded, they do not  
3 have to be matched.

4  
5 There are three tiers of grant priorities:

- 6
- 7 1. Survey and public education.
- 8 2. Pre-development planning – historic structures reports
- 9 3. Bricks & mortar projects for municipally owned buildings.

10  
11 Some grants are a 60/40 match and the match can be volunteer hours, it doesn't have to be all  
12 cash. Also, the match can be from LChip funds. But federal funds cannot be used for the match,  
13 except CDBG money can be used to match.

14  
15 The manual and application are on the NH Division of Historical Resources' website.  
16 Nadine Miller gave the following examples of what communities have done with their grant  
17 money: there have been a lot of survey projects done because there really isn't money for that  
18 anywhere else. LChip money helps with brick & mortar projects and the moose plate or  
19 conservation license plate grant is also for bricks & mortar, but there's nothing for survey,  
20 master plan writing, or workshops. Over the last few years only 4-5 communities each year have  
21 been applying for that \$60-65,000, but this past year it has become more competitive and they  
22 have received more grant applications.

23  
24 When we talk about surveys, we don't necessarily mean above ground resources. Wakefield  
25 looked at mill sites, both archaeological ruins and still standing mill buildings. They hired an  
26 archaeologist who went to places where they saw a potential for a mill site and looked at what  
27 was remaining. The town can use this for planning purposes. They have also identified one of  
28 the mill sites as being a historic district and had it listed in the national register of historic places.

29  
30 Concord identified an industrial section of the city off Exit 13, which has a big gas holder.  
31 Abbott Downing Coachworks was there and there are remnants of it left on the landscape. The  
32 area and the gas holder was threatened by development (the gas holder is the rarest in the entire  
33 country as it has all its internal workings), so they took this information and are trying to list it on  
34 the national register of historic places.

35  
36 Durham's Hamilton Smith chapel sits in an isolated neighborhood. It is a stone chapel built in  
37 the early 20<sup>th</sup> century, and is having moisture issues as the original woodwork on the interior was  
38 starting to decay. They got the chapel listed on the national register of historic places with  
39 certified local government program money and have also obtained Moose plate and LChip funds  
40 to do the rehabilitation work.

41  
42 Over last few years there has been an erosion in the public's interest in historic district  
43 commissions. Exeter was feeling this and asked for assistance in reviewing their ordinances to  
44 make them more user friendly and design guidelines for applicants. They started with the  
45 national organization that assists heritage & HDCs and did a mentorship, reviewed materials and  
46 held workshops. They ended up getting a large grant to revamp their design guidelines and

1 developed a document with color photos, etc The draft is done and the final document should be  
2 on their website soon.

3  
4 When a town or city applies for the certified local government program, the entire town is  
5 considered a certified local government, not just the historic district.

6  
7 Chair Rowland asked Ms. Dixon and Ms. Miller to explain what the survey is about. They  
8 explained that they have on their website NH inventory forms which look at individual  
9 properties, historic districts or agricultural resources. The town hires an architectural historian to  
10 survey a specific area or a number of resources, to advise if they are eligible for the national  
11 register of historic places. The survey is a planning tool, not necessarily to put the buildings on  
12 the local district but is for the benefit of homeowners.

13  
14 Amherst is interested in agricultural resources so it went and surveyed farms. Somersworth has  
15 one of the biggest historic districts, 300+ individual properties. They did a reconnaissance  
16 survey of all their properties because they did not have a lot of information about the individual  
17 properties and when people came in and wanted to change the buildings, they had no idea of  
18 what buildings looked like or their historic qualities.

19  
20 Elaine Nollet asked who the applicant typically is? Sometimes it is a designated person on the  
21 HDC or it may be the town planner; it depends on who the community thinks is the best contact.

22  
23 2. Public Hearing for Michael Sullivan and Ruth Zikaras, 81 Piscataqua Street, Map 18, Lot 12  
24 (2)

25  
26 Michael Sullivan, Applicant

27 Guests: Mark and Patricia Gardner; Brendan McNamara

28  
29 Chair Rowland stated that the board approved demolition of the applicant's existing structure at  
30 the last meeting, so this application is for the new structure. He also advised that this application  
31 had been advertised, all abutters notified and fees have been paid.

32  
33 Michael Sullivan began by distributing documents stating they had received good feedback from  
34 the initial work session and the board had also done a site walk so they saw the property and got  
35 an appreciation for the challenges of construction with the topography and proximity of abutters.

36  
37 At the work session, the applicant was requested to tone down the Greek revival design and at a  
38 prior work session of over a year ago, they were cautioned about stand alone garages and the  
39 requisite garage doors. Mr. Sullivan and Ms. Zikaras have also talked about porches and decks  
40 and concerns around that and looked at properties in the immediate surroundings and historic  
41 documents on the historical society website.

42  
43 Pg. 3 of their submittal has the primary changes made on the south elevation that faces Main  
44 Street. They originally had a covered porch on the front with a raised set of stairs. They have  
45 retained the stairs but have gone with a straight door surround with a transom window above the  
46 door. They thought about side lights but the house is somewhat close to the driveway so they

1 decided to go with a simple transom. Pg. 4 has photos of garage designs, new construction in the  
2 historic district which have been approved and they do include 2 car garages of different shapes  
3 and sizes, visible from the street. However a two car garage doesn't really fit at the top of the  
4 hill as theirs is a narrow piece of property and based on conversations with neighbors, that kind  
5 of a mass would dominate the landscape. So they chose to break it apart and go with two one car  
6 garages to minimize the mass and the doors on each are not visible from the road. The detail for  
7 the stand alone garage or storage area for bikes, kayaks, etc. shows a simple one car garage with  
8 a small lean to at the side. Rowland confirmed that one garage is attached to the house and  
9 another is stand alone as designed on the bottom of pg. 6. Kate Murray asked how do the garage  
10 doors open? The one attached to the house is an overhead door and the stand alone garage has  
11 swing doors. The roof pitch of the stand alone is an identical pitch as that on the house roof.

12  
13 Sullivan stated that what looks like a window on top of the garage (see east elevation) is intended  
14 to be a vent or grill. It's against an inside wall so it will be a fake grill but it breaks it up instead  
15 of having a big wall of shingles. He also asked about putting a vent on the north elevation,  
16 which is not on their drawings now, and asked if they wanted to put a vent up there, did they  
17 need to resubmit their application? Chair Rowland stated that the Building Inspector will  
18 question it if it is not on the drawings and the Chair said he could draw it in his plan which is  
19 what is submitted to the inspector. Chair Rowland drew a rectangle for a vent in the North  
20 elevation.

21  
22 Sullivan stated that the next section is about porches and pg. 7 shows the ground level view of  
23 the property as it is today. The next picture is one obtained with a drone and depicts the view  
24 from the 2<sup>nd</sup> story elevation. Even at the 2<sup>nd</sup> story level, you still don't have a view or siteline  
25 that intersects the road, so if you are standing on the road, you would not be able to see a second  
26 story porch.

27  
28 Pg 9 shows adjacent properties at the top of the hill which all have an outside porch visible from  
29 the road; there is a recent approval (the lower right) with a handrail and pg. 10 shows approved  
30 designs over the past several years. The examples with the red outline are on the HDC website.

31  
32 Pg. 10 shows enlarged dormers which were recently constructed on homes that are at the  
33 entrance to the island. Pg. 11 has other porches which have been approved, historical pictures  
34 including those from Edgartown which uses much Greek revival, a photo of the Curtis Hotel  
35 from New Castle which has a covered porch with a simple handrail design and lastly the  
36 Piscataqua Café and a nearby home, both with a simple handrail. There are many properties  
37 around us, all of which have either first or second story porches

38  
39 Last page is a mockup of where the house sits, one property removed from both Main Street and  
40 from Piscataqua Street. The design is consistent with the houses around it, so the proposed  
41 design is a porch with a simple handrail.

42  
43 Rowland asked the HDC if they had any questions. Judy Groppa asked about the corner posts  
44 and whether they are fully squared off posts that encompass the gutters? Yes, it is traditional flat  
45 pilasters and they are not sure they will be putting gutters except for on the 2<sup>nd</sup> story porch to re-  
46 route the rain but they would like to stay away from gutters where possible. The corner details

1 are the standard pilasters similar to the front door surround. Groppa asked about the first floor  
2 posts for the porch. Sullivan stated this is intended to be a three season porch; the bottom is  
3 solid, so below the line is solid and above it would be glass or a screen. The panels would be  
4 inset and affixed to the posts. There is a little bit of molding detail at the top to trim out the posts  
5 on the porch. Chair Rowland asked if they are permanent posts and panels and whether they  
6 would be able to swap out the glass for screens. Yes that is what they have designed. Groppa  
7 recognized that the middle post is different and it was explained that is because there are stairs  
8 there; it actually comes out a bit. Peter Reed stated that it's a large porch, and asked if they plan  
9 to put a roof over it? No, they want to keep it simple

10  
11 Chair Rowland said the plans show two doors out to the upper deck. Sullivan confirmed that  
12 yes, one is from the bedroom and one is from the family room. When the handrail is drawn in  
13 (see East elevation drawing), the doors would look similar to a window. Jeff Hughes asked  
14 where the one car garage is sited on the lot? Sullivan answered that from the south elevation, it  
15 would be on the far right. The existing shed is being relocated and moved to the western side of  
16 the property, to use as a gardening shed.

17  
18 Sullivan said they had originally talked with some of the condo owners about getting an  
19 easement across the existing driveway as it would have freed them from using the driveway  
20 coming up the hill, but we cannot. It's a challenging lot, especially in winter.

21  
22 Kate Murray asked about the little square windows on the North elevation, on the three season  
23 porch and the ones above. Rowland asked whether the windows are traditional 6 over 6?  
24 Sullivan stated that they tried to limit the variety of windows, so decided to go with only two  
25 different types, double hungs and the others are awning windows which fold out from the  
26 bottom. They have six light panels and it is a solid window. Upstairs they are egress windows  
27 so they have thicker detail through the middle to simulate double hung. Rowland stated it is  
28 atypical to have a solid 9 light and asked the applicant if they could do a smaller version of a 6  
29 over 6, including the square windows on the right on the 2<sup>nd</sup> floor.

30  
31 Sullivan said he like the proportions of the panes to be somewhat consistent stating he would  
32 defer to expertise but believes putting double hungs in smaller openings would lend to panes in  
33 different proportions. These were picked because the panes in the windows were identical in  
34 proportion. Rowland asked if they have the height to do traditional double hungs on the South  
35 elevation? There is not enough height in the 2<sup>nd</sup> story dormers but advised that if there was a  
36 preference of the board to have the windows on the first floor in the garage (see South elevation)  
37 changed to double hungs, they would be amenable but they didn't see the value to it.

38 Rowland stated that he thinks the South elevation works with the combination of windows you  
39 have, but the other side has a lot of glass. The applicant stated they are using Integrity windows.

40  
41 Rowland stated that people tend to put overhangs over the garage but it actually is a feature on  
42 the south elevation and asked if it was absolutely necessary and whether it was functional? Yes  
43 as it is to keep the rain off as there is an entry door next to the garage door also. Rowland stated  
44 that he realizes from doing the site walk that you cannot really see the garage door and overhang.  
45 Sullivan stated they will also be doing a fair amount of planting which will hide many features.

46

1 Chair Rowland asked if there was anyone from the public that wanted to speak. Mark Gardner  
2 of 106 Main Street appeared with his wife Trisha. Gardner is also a member of the ZBA and has  
3 been living in New Castle since 1998. He thinks the plans are beautiful and they have no  
4 objections. He had submitted a letter to the board raising concerns about the detached garage but  
5 now understands they have decided to put the garage well off to the east of the property. To  
6 Sullivan's credit, they have designed a project that will not necessitate that they come before the  
7 ZBA. Wendell Hill is a beautiful setting and he is concerned about the bulking up of houses in  
8 town and believes the applicants have taken neighbors' concerns under consideration and stated  
9 again that they have no objection. Mrs. Gardner asked if it would be paved to the stand alone  
10 garage and was told that yes, to get to the garage it would have to be gravel or paving. Mrs.  
11 Gardner stated that long before the Bordens bought the house, people would park cars in front.  
12 Sullivan stated they have no control over that area as it is common area for the condos. The  
13 Gardners reiterated that provided the stand alone garage is placed where the applicants have  
14 stated, they have no objections.

15  
16 Chair Rowland closed the public hearing at 8:10 pm and opened the hearing to the board for  
17 discussion. Tom Maher wished to discuss the varying window sizes and designs and stated that  
18 from the pictures, many other homes have an array of sizes. Rowland said that if you look at the  
19 north elevation by itself, the window configurations are atypical but added that thankfully the  
20 site walk gave him an idea of the site and what might be seen from Piscataqua or Main Street and  
21 this is not a house that people are going to walk up to. Elaine Nollet stated she thinks they did a  
22 good job of keeping it classic and simple. Kate Murray said she does not find anything  
23 particularly historic about the north elevation, that it looks extremely busy and believes it can be  
24 seen from the road. Jeff Hughes believes it looks like a Yankee farm house with an addition off  
25 the side and it looks like a typical New England house.

26  
27 Elaine Nollet thought they did a great job on the South elevation which is what would be seen.  
28 Rowland asked if Murray had a suggestion for alternate windows? She stated she is concerned  
29 with the proportions on the bottom with the windows and verticals, bothered by the aesthetics  
30 and questions why the windows in the peak on the North elevation couldn't be double hungs.  
31 Rowland said that he didn't disagree but that there is a lot of different architecture on that street.  
32 Maher said it would be very difficult to hold Sullivan to a different standard than the homes in  
33 the foreground, on Piscataqua Street, unless there was something the board could recommend.

34  
35 Irene Bush stated that the houses on Piscataqua Street seem a little more balanced but Hughes  
36 pointed out they do have everything in terms of sizes of windows and that because Sullivan's are  
37 all the same size panes, he believes it looks aesthetically pleasing. Rowland asked the applicant  
38 if he could put traditional double hungs on the gable end and whether they would fit so they  
39 would mirror the others. Brendan McNamara, an architect, spoke up and stated the code  
40 requirements would not allow double hungs on a second floor level, and that for an egress  
41 window they have to be a casement window. He said it would have to be a very big double hung  
42 to meet egress and the most common approach is to revert from first floor double hungs to  
43 second floor casement. Sullivan said that on the east elevation, the door going out onto the deck  
44 is egress for that bedroom. He stated that having a higher sill for the bathroom window, gives  
45 more flexibility as to where to put fixtures.

46

1 Jeff Hughes motioned to approve the plans as submitted dated December 11, 2016 with the  
2 following change of adding a vent on the peak on the north elevation. Elaine Nollet seconded.  
3 There was no further discussion. Kate Murray opposed; all others approved, including the Chair.

4  
5 3. Public Hearing for Peter and Daphne Schwab, 63 Walbach Street, Map 18, Lot 11-2

6  
7 Brendan McNamara, architect, appeared for the Applicants.

8  
9 Chair Rowland advised that this application had been advertised, all abutters notified and fees  
10 paid.

11  
12 McNamara pointed out that in this house they are replacing the existing double hungs on the  
13 second floor in the bedroom with the same size double hungs but they do not meet egress;  
14 however, these are allowed as it is not new construction.

15  
16 He went through the plans explaining the differences from the work session. The garage door  
17 has two rows of glass and the small square windows are 2 x 2's instead of 1 x 1. Judy Groppa  
18 asked if they would have overhead garage doors. Yes they will be Azec faced doors which will  
19 be painted.

20  
21 Chair Rowland asked if the board had any questions. Groppa asked about the column and  
22 whether they were fluted columns? No, they will look the same as the columns which are there  
23 but they will be fiberglass and pretty indestructible. They also paint really well and will be the  
24 same size as the ones that are there now. Groppa asked McNamara to explain the entry, stating  
25 that she loves the double doors. McNamara stated that also is a change and their intention is to  
26 go to double doors with larger glass panes. They will also be the main exit to the screen porch.  
27 It was asked what type of screen door they planned? It will be retrofitted, same as windows, but  
28 a heavier grade. There is a sub frame that the screens go into and the screen door is a standard  
29 screen door.

30  
31 Judy Groppa asked about the rails and McNamara had a sample of the Azec rail, which is solid  
32 and feels like fiberglass. The rail will be higher than what is there now and because the screens  
33 are removable and the rails have to function as a proper railing, it will be 36" high as opposed to  
34 the current rails which are 32". McNamara also had samples of the trim and stated they are  
35 replacing the trim package on the house with a 6" crown on the house in the traditional New  
36 England barn style on the main part of the house, and doing traditional 4" crown on the lower  
37 levels, like on the porch and the garage. The existing bay will be restored and the new bay will  
38 be a copy of the existing one.

39  
40 Chair Rowland opened the hearing up to the public but no one spoke and he closed the public  
41 hearing

42  
43 Jeff Hughes moved to approve the plans dated December 9, 2016 as submitted. Kate Murray  
44 seconded. All approved.

1 4. Public Hearing for Doug and Dan, LLC 3 Walbach Street, Map 18, Lot 56

2  
3 Doug Palardy, Applicant

4 Guests: Ann McAndrew

5  
6 Chair Rowland advised that this application had been advertised, all abutters notified and fees  
7 paid.

8  
9 Doug Palardy brought samples of the half brick for the chimney as had been requested at the last  
10 hearing. He started with the Main Street side which shows the chimney back in place; there is  
11 also fencing that would mask the garbage cans and HVAC. On the rear portion of the building,  
12 they have added a small addition for access to the basement vs. the trap door that exists now.  
13 They will also have much greenery and trees so it won't be seen from the street.

14  
15 On the Walbach Street side, plans show fencing and the ADA compliant ramp and rail. The  
16 fence will have rope between the posts, sort of nautical, like a pier, which makes the property  
17 more visible rather than stockade or picket fence. Kate Murray asked about the "retaining wall"  
18 because it looks short. However, Palardy indicated it is quite deep and solid and there is a  
19 change of elevation there. Pg 4 shows the side that faces Henry's including detail of the HVAC  
20 units which are wall mounted and stick out from the building about 12", they are more compact  
21 than ground ones. There is also a small privacy fence on the left.

22  
23 The landscaping plan shows that the applicants are putting in as much greenery and plantings as  
24 possible, wherever there is not parking or patio, there will be plants. Maher stated, as member  
25 of Select Board, he wanted to caution Palardy because the Select Board recently had an issue  
26 with a homeowner whose hedges were growing into the street and the board created a new rule  
27 for site lines etc. and he wanted to alert him to be cautious of size and site lines, particularly for  
28 drivers. The Select Board has set up protocol for how the town will manage any vegetation  
29 going into the street. Palardy stated when they go back to the Planning Board, they will include  
30 the plans of the plantings and landscaping.

31  
32 The applicant next presented their plan for lighting stating they are planting small arborvitae  
33 trees around the parking lot to block lights from neighbors' homes and added that the plantings  
34 on the corner are not so high that you cannot pull out onto Walbach Street. Chair Rowland asked  
35 about the height of the proposed privacy fence and advised that it cannot exceed 6' at its highest  
36 point.

37  
38 Irene Bush asked about the bike racks and was advised that because it is a commercial property,  
39 it is a federal requirement that they have two bike racks.

40  
41 The applicant did some historic research on New Castle's Main Street and there was gas lighting  
42 in several locations and they would like to have two gaslight posts, one on the corner and another  
43 by the privacy fence. The two lights on the front of the building on the Walbach side will be  
44 electric.



1 Lights for the parking area are referenced as Type A on the plans submitted and are 4' high  
2 poles, so they will be low but dark sky compliant. When applicant goes back to the Planning  
3 Board, he will have photo metrics to present. There will also be two lights mounted on the rear  
4 of the building in the patio area that would match the lights in the parking area. There will be  
5 four lights in the parking lot and a 5<sup>th</sup> one that lights the walkway by the ADA compliant ramp.  
6

7 For the sign for the inn, they do not want to put a blade sign on the building and would like to  
8 mount the sign to the gas light on the corner; the sign would be 18" x 24".  
9

10 Peter Reed asked about the decorative pieces on the tops of the windows, which are existing and  
11 need restoration. Palardy indicated they plan on fixing them as best as possible because he is  
12 reluctant to make new carvings that may not match.  
13

14 Maher asked how large is the proposed dog house bulkhead enclosure in the back as the  
15 perspective from Walbach Street appears bigger than the egress that was there. He also asked  
16 about the 3<sup>rd</sup> floor egress issue as there is no longer a Juliet balcony on the plans. Palardy said  
17 the bulkhead will cover the entrance that is currently there but will be as small as possible and  
18 that he would discuss the 3<sup>rd</sup> floor in the work session later.  
19

20 Judy Groppa asked him to talk about the different materials on outdoor surfaces. For the  
21 permeable parking area, there will be 24" of crushed stone and then shells on top of that. The  
22 pathway to the ramp will be a solid surface and the ramp will be an Azec type ramp. Kate  
23 Murray asked about the handicap parking and whether it would be paved because one cannot get  
24 across crushed shell with a wheelchair. Palardy indicated the handicap spot may still park on  
25 crushed stone and have pavement next to it so when they get out it will be a hard surface. The  
26 patio area will be pavers.  
27

28 Chair Rowland expressed concern about the dog house enclosure as while it is not unattractive, it  
29 is big and they are taking a fairly benign bulkhead and turning it into a much larger entrance.  
30 Rowland also stated the rope fence is a new introduction to the historic district and didn't think it  
31 was appropriate for the historic district. Palardy said it keeps people from walking onto the  
32 landscaping but would be amenable to suggestions from the board, however he did not want to  
33 install a picket fence as it would be a maintenance issue with snow as it is close to the road.  
34 Some members of the board liked the rope because there is a lot of fencing in the back of the  
35 property.  
36

37 Chair Rowland opened the hearing to the public. Ann McAndrews of 27 Steamboat Lane, a  
38 former abutter, read a letter she submitted and wanted to call attention to the attached photograph  
39 from the historical society of the former grassy lot that would be lost with the addition of the  
40 parking for the inn. She also pointed out that the applicant's original plan did not have the  
41 doghouse egress for the basement.  
42

43 The Chair closed the public hearing at 9:08 pm and opened the discussion to the board.  
44

45 Kate Murray stated that the Planning Board is looking at the impact of the lighting in the parking  
46 lot. Chair Rowland stated that he thinks the lighting and fencing are fine. He asked the applicant

1 about the type and size of door to the doghouse and Palardy directed him to a picture on the last  
2 page which has windows with divided light. Jeff Hughes had concerns about the rope fence  
3 stating it is too informal for a more formal home in the center of town and would be more  
4 appropriate near the water. Hughes motioned to approve the application as submitted January 5,  
5 2017 with the change of removing the rope fence and also that the privacy fence be limited to a  
6 maximum height of 6'. Maher seconded; all approved. Chair voted yes.

7  
8 5. The board then moved to a work session on this same site

9  
10 The applicant has begun demolition and removed all asbestos and opened up the walls. They  
11 have discovered a lot of non-code construction which is not unusual in a house this age. There is  
12 balloon framing done poorly, the window casings do not have any support so they will have to be  
13 rebuilt. The beams to the roof are only about 3" in depth and they have to be 8" to bring to code.  
14 The dormers that are currently on the house were built by cutting a hole in the wall and they  
15 were not beamed up again and the dormers just sit right on top of the wall so they are now in a  
16 predicament with the 3<sup>rd</sup> floor not having support and they will lose 5" in height, making the 3<sup>rd</sup>  
17 floor unlivable. The head height at the top of stairs is not high enough and they are trying to  
18 come up with a solution because anyone acquiring this house would run into the problem of not  
19 enough head height. Chair Rowland stated that he told Palardy he is not comfortable voting on  
20 this tonight because it has not been advertised and is a significant change they want to make to  
21 the building.

22  
23 Palardy presented proposed drawings of the building with double dormers and pointed out this  
24 has no dog house for entry to the basement. He stated that from the street side he personally  
25 prefers this now because the side that currently faces Henry's makes the building unbalanced.  
26 Kate Murray confirmed that the plans have a shed dormer on the Walbach side. Palardy would  
27 also eliminate the skylights that currently exist and would also remove the cornice on the roof on  
28 the Main Street side. The applicant said that if he could have seen what was inside of this, he  
29 would have come to the HDC two months ago. Chair Rowland stated it is a lot of dormer and  
30 changes the building completely and asked Palardy if he would be happy with three dormers like  
31 a Georgian on the Walbach side. Jeff Hughes asked if it was possible to raise the roof and put a  
32 gambrel roof? Palardy thought that would be less accurate but Rowland suggested a building  
33 like Stoodley's at Strawberry Banke which is a gambrel with three dormers. Palardy stated that  
34 he feels this is when coding and historic butt heads. Elaine Nollet stated she would like to go see  
35 the building before making any decision, which others agreed would be best. Jeff Hughes asked  
36 if they could get by with a full shed dormer on the Henry's side and leave the front of the  
37 building, on the Walbach Street side, the way it is? But Palardy stated the staircase is placed  
38 more toward the Walbach Street side and that is where they need the height. Irene Bush asked if  
39 they could do three dormers on Walbach Street and put a shed dormer on Henry's side? Palardy  
40 stated that the stairs do not come up in the middle of the Walbach Street side and there would be  
41 two dormers off to one side.

42  
43 6. Work Session for Edmond Tarbell 148/150 Portsmouth Avenue, Map 16, Lot 8 and 9

44  
45 Tarbell presented a drawing of a proposed house and stated he wants it to be a house that people  
46 think is original. There will be shutters on the main part of the house but not on the left and right

1 extensions. Chair Rowland asked Tarbell if he wanted to come for a public hearing next month  
2 and provide plans showing the elevations, also advising him to bring a schedule of materials,  
3 such as windows and doors, traditional clapboards, etc. The Chair told Tarbell that he would  
4 need everything in writing including the height of elevations. Tarbell stated the house will be  
5 28' high and 86' long. Rowland also advised he would need a site plan and advised him to see  
6 Pam Cullen in the town offices as the application needs to be in a couple weeks before hearing.  
7 Board members agreed that Tarbell needed some help and advice in what applying to the HDC  
8 included.

9  
10 7. Proposed Zoning Code changes

11  
12 Chair Rowland advised that the first proposed ordinance change is what the board has discussed  
13 in the past. There was a question about the staggering of appointments as this is no longer  
14 needed. The second change is regarding continuations of hearings. Groppa asked about the  
15 continuation and confirmed the wording means it will be continued only for one month.

16  
17 Elaine Nollet moved to accept the changes to the ordinances as presented; Jeff Hughes seconded  
18 for discussion and asked Tom Maher's opinion, as a Board Selectman, and he wholeheartedly  
19 agreed with the changes. All approved, including the Chair.

20  
21  
22 8. Minutes of December 1, 2016

23  
24 Approved as amended.

25  
26 9. Other Business

27  
28 Kate Murray asked if the board could move forward with the certified local government  
29 program. Chair Rowland stated he needs to write a formal ask of the Select Board and that what  
30 was done for Exeter in creating a survey is something New Castle could use. Maher stated he  
31 will advocate to Dave & Bill (members of the Select Board) to move that forward.

32  
33 Elaine Nollet moved to adjourn; all Approved.

34  
35 Adjourned at 9:40 pm.

36  
37 Respectfully submitted,  
38 Diane L. Cooley, Recording Secretary