

1 APPROVED  
2 HDC MEETING  
3 MAY 4, 2017 AT 7 PM  
4

5 Board Members Present: Chair Rodney Rowland, Tom Maher, Irene Bush, Judy Groppa, and  
6 Peter Reed.

7 Not Present: Jeff Hughes, Kate Murray, and Elaine Nollet  
8

9 Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm and noted that all  
10 attending board members would be voting. Chair Rowland also advised that anyone who wants  
11 to speak must sign in.  
12

13 1. Public Hearing for Thomas and Martha Bates, 36 Piscataqua Street, Map 18, Lot 30  
14

15 Martha Bates spoke on the applicants' behalf.  
16

17 Chair Rowland advised that the application was publicized, all fees had been paid and all  
18 abutters had been notified.  
19

20 There is a double hung window on the right side of the house that the Bates would like to replace  
21 with a single casement window. The building plans have been revised several times for various  
22 reasons. They have raised the ceiling in the kitchen which subsequently raised the floor on the  
23 second floor, bringing the window only inches off the floor and it does not meet code. So they  
24 would like to replace this double hung window with a single sash window with six panes which  
25 tips out and add an additional window of the same size in the dormer area. Judy Groppa asked  
26 if it would be in the same position. Mrs. Bates said yes and that there is already the same  
27 window on the other side of the dormer which was approved at the last hearing. They have been  
28 changing out all the windows which was approved at the November hearing.  
29

30 Chair Rowland asked if there were other questions for the applicant? There being none and no  
31 one from the public to speak, the public hearing was closed.  
32

33 Peter Reed moved to accept the application as presented; Tom Maher seconded. All in favor,  
34 including the Chair.  
35

36 2. Public Hearing for Ira Schwartz, 96 Main Street, Map 18, Lot 4  
37

38 Chair Rowland advised that the application was publicized, all fees had been paid and all  
39 abutters had been notified.  
40

41 John Wyckoff, contractor, appeared for the applicant along with Ira Schwartz.  
42

43 Mr. Wyckoff stated he is from Portsmouth, NH and has done a lot of work on this home.  
44

45 He drew drawings of the house as it exists. On the right hand side of the house there is a small  
46 addition which was built in the 60's and has its own entrance in the back off a little porch; this

1 addition has a bathroom in it. It may have been an apartment at one time or it has been said that  
2 it was a kindergarten. It is only 40 years old or so, and currently has single pane 6 over 6  
3 windows, with storm windows.

4  
5 The bathroom is very tiny and they would like to make it bigger within the envelope they have.  
6 The Schwartz's daughter sustained a serious injury and is in a wheelchair and requires a  
7 bedroom and bathroom to be handicap accessible. They are building ramps within the house but  
8 there will not be any exterior ramps and they will not be changing the footprint of the house.

9  
10 The room is very small and there is no wall space to put a bureau or table. On the right side of  
11 the house, there are two 6 over 6 windows. They would like to remove the 6 over 6 window on  
12 the right (and save it to be put on the back of the house), and replace it with two Anderson  
13 awning windows that look like a barn sash; each window has three panes of glass and tilt out.  
14 This will give them some wall space.

15  
16 On the back of the house, they would like to remove the pressure treated deck and steps and the  
17 door that is there. They will remove all of this and use the window saved from the right side of  
18 the house and add this and another exactly the same, and put the three together almost like a bay  
19 window, to look out over the beautiful back yard. They are not touching the roof, and the  
20 clapboards will be replaced exactly in kind, which are 4" clapboards.

21  
22 Irene Bush asked if it could be seen from the road. Wyckoff stated that the back of the house  
23 where the door is can barely be seen and that the awning windows can be seen from the street  
24 adding that he has seen a number of these awning windows in the neighborhood and believes  
25 they are appropriate if they are the right size.

26  
27 Peter Reed asked if they were removing the door and the sash on the back of the house? Yes, so  
28 we are actually reducing the footprint.

29  
30 Judy Groppa asked how the awning window was positioned compared to the other window,  
31 because in this drawing it looks like it is below the other window. Wyckoff stated the height is  
32 the same, adding that it is 2' in height (with the casings) and it is divided with permanent applied  
33 munnions. There are two windows with 3 panes each, side by side, so there will be six panes all  
34 together. There will be trim between the two windows and he intends on trimming the window  
35 in a historic manner.

36  
37 Groppa was very concerned about the height as it looked large compared to the other window.  
38 Wyckoff said they came as close as possible to the other windows' glass size. The width of one  
39 of these awning windows is the same width as the window being removed, so they are trying to  
40 keep similar proportions.

41  
42 Wyckoff said the three 6 over 6 windows on the back of the house will also be on the same level  
43 as the window currently there.

44

1 Chair Rowland asked if there were any other questions? Peter Reed asked about the two  
2 windows presently on the back of the house as they seem to be slightly different in size?  
3 Wyckoff stated that the small bathroom window already exists and it will not be changed.  
4

5 Ira Schwartz stated they have lived in the house for 33 years and all three bedrooms are upstairs.  
6 He stated his knees have been bothering him and once his daughter is no longer living there, he  
7 looks forward to having a first floor bedroom.  
8

9 Chair Rowland read a letter from Peter Peirce Rice, an abutter, stating he has no objections to the  
10 plans as presented.  
11

12 There being no one to speak to, for or against from the public, the Chair closed the public  
13 hearing at 7:26 pm  
14

15 The general consensus of board members was that they were not thrilled with the awning  
16 windows but since it can barely be seen, they are fine with it.  
17

18 Maher motioned to approve the plans as submitted; Reed seconded All in favor, including the  
19 Chair.  
20

#### 21 Other Business 22

23 Tom Maher brought up that there have been lots of traffic jams in town with all the construction  
24 vehicles and that there will probably be the same problem in the summer with landscaping trucks  
25 and trailers.  
26

27 There are no rules or regulations about construction trailers staying on site rather than being on  
28 the street and that although it is not in the HDC's purview, the biggest problems are in the  
29 historic district. He stated that he knows the inn on Main and Walbach Streets is moving  
30 construction as quickly as possible to get open but he thinks everyone is very frustrated with all  
31 the vehicles.  
32

33 Irene Bush stated she came onto Walbach Street to get home and with all the construction  
34 vehicles and there were two cars in a driveway hanging out into the street and there was barely  
35 2" of space between her car and these cars parked hanging out of their driveway, that she called  
36 the police when she got home.  
37

38 Maher stated the Select Board is trying to work with Don Graves, the building inspector, who  
39 wants to give people fair warning. Graves has talked to them about the parking and they go right  
40 back to doing what they were doing. Some people have been parking over at the Coast Guard  
41 station and walking over to their site so if you don't need your vehicle at the project, it is  
42 possible to get off the street. Maher stated the board is going to assess all of it.  
43

44 Peter Reed stated that Peter Tarlton is putting in a low stone wall alongside his house and there  
45 were two men working on it, adding that you cannot ask a man to carry stone from the Coast  
46 Guard station to a site.

1  
2 Maher said that Portsmouth is struggling with vehicles especially in sections that are small like  
3 New Castle. He would like to assess the rules in town and figure out where to direct people as  
4 you cannot tell people to “park at the church” but people want to be downtown and it’s easy to  
5 fill up the main street.

6  
7 Approval of the April minutes was postponed until next month.

8  
9 Chair Rowland advised that the Select Board approved the HDC applying to CLG. The Chair  
10 will work on the application with the NH Division of Historical Resources.

11  
12 He stated that next month there will be a work session for Peter Schwab for solar panels.  
13 Rowland told Schwab that past approvals were for solar that was not visible from the street.

14  
15 Irene Bush stated she believes the solar approved for Epsteins is slightly visible from Piscataqua  
16 Street, but not like Schwab’s house which would be visible from the whole of Atkinson Street.

17  
18 Maher motioned to adjourn, Groppa seconded. Adjourned at 7:37 pm.

19  
20 Respectfully submitted,  
21 Diane L. Cooley, Recording Secretary