

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

APPROVED
HDC MEETING
SEPTEMBER 6, 2018

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

Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm and advised that there are two public hearings and two work sessions. Rowland also advised that anyone wishing to speak, must please sign in and to speak only to the commission. The Chair, Jeff Hughes, Tom Maher, Kate Murray and Elaine Nollet will be voting.

1. Public hearing for Portsmouth Yacht Club, 76 Piscataqua Street, Map 18 , Lot 13 for new dumpster enclosure.

Guests: Applicant, Wes Smith, Rear Commodore of Portsmouth Yacht Club.

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

The Rear Commodore is responsible for the grounds and buildings. The Yacht Club is constantly improving the curb appeal and the project has been under works for a couple of years. There is currently a chain link fence with slatting around the dumpster and it is in need of repair. The applicant's package consisted of pictures of the existing condition, and the proposed fencing with two different lattice top panels. The dumpster sits behind the fence with two gates which will have three strong hinges; the material for the fence is a wood grain vinyl with heavy duty aluminum posts covered in the same material with a cap on it. The material has a lifetime warranty, will take hurricane force winds, will not chip or rust, and will require minimal maintenance. The bottom of the fence is steel and the panels, which are tongue and groove assembly, will slide in. So if a panel is damaged, they can simply replace one panel. Page 4 shows the complete wrap around and the dimensions from the road. They will be staying within the existing footprint. The Westminster Accent model is what the yacht club would prefer, however, a neighbor has the Lattice Accent and they may switch to the Lattice Accent to match. The yacht club also has a propane tank which will have just a single panel in front of the tank as the propane company needs to access it. The lattice for this panel will match that on the fence.

Judy Groppa asked about the posts, which are 4 x 4, and also asked how the enclosures would close. Mr. Smith stated it will open like a normal swinging gate, with three hinges and a pole that goes down into the ground. There will not be any chains used on the gates.

Chair Rowland asked if anyone from the public had questions. There were none and the public hearing was closed at 7:12 pm

Jeff Hughes moved to approve the application as submitted with discretion as to choice of lattice top of Westminster or Lattice Accent to be left to the applicant. Tom Maher seconded.

Approved by all, including the Chair.

1 2. Public Hearing for Darcie Bays and Greg Giuntini, 42 Main Street, Map 18, Lot 59 for new
2 windows only.

3
4 Chair Rowland advised that the application was publicized, all fees had been paid and all
5 abutters had been notified.

6
7 Guests: Applicant, Greg Guintini. The applicants have lived in other historic towns and they
8 bought this house specifically because it is in the historic district. They would like to replace all
9 25 windows with Anderson 400 series, double hung wood windows, with 6 over 6 grill as the
10 contractor said 8 over 8 would be too tight. The windows will be black on the outside with white
11 frames around them which will match the white trim around the house.

12
13 Peter Reed stated that some of the windows have been there 200 years and they are different
14 sizes. Mr. Guintini said that all the windows are going to be custom, and with a 2-3 month lead
15 time, they are hoping to get them done before winter.

16
17 Kate Murray asked if he knew what they would find when they take the windows out. The
18 homeowner stated there is some rot around the sills and they will replace trim as needed, which
19 will be done at the same time as the siding is replaced. Chair Rowland asked if the size opening
20 would be the same and yes the openings for all windows will remain the same.

21
22 Rowland asked if there were any questions from the public and there being none, the public
23 hearing was closed at 7:18 p.m.

24
25 Jeff Hughes moved to approve the application as presented for replacement of windows with the
26 Anderson 400 series. Kate Murray seconded. All in favor, including Chair.

27
28 Chair Rowland advised the applicant that he did not have the completed and signed application
29 and he should go to the clerk's office the next day to complete it and the Chair would sign off on
30 it.

31
32 3. Work session for Darcie Bays and Greg Giuntini, 42 Main Street, Map 18, Lot 59 for new
33 siding.

34
35 Guest: Greg Giuntini. They would like to improve the aesthetic of the property but are also
36 sensitive to the community and want to be as historically accurate as possible. They want to
37 remove the aluminum siding, including the weird patch of pink, which was taken off the inn next
38 door because the prior owners did not want to pay for siding for this small section. They are
39 currently just looking at siding the main house, not the garage at this time.

40
41 Mr. Giuntini said they will use Tyvec wrap and any cavities will be filled in with blown-in
42 insulation. Any rotted wood would also be replaced. So all the siding will be stripped, the house
43 will be Tyvec wrapped and insulated. They would like to use traditional cedar clapboard, with
44 the traditional layering of wide boards at the top and thinner boards at the bottom, which will
45 then be painted.

1 For the trim and gutters, he would like to install black gutters and downspouts to match the trim.
2 Mr. Guintini would prefer to use Azec for the trim for the ease of maintenance, but if the board
3 prefers wood, that would be fine. The trim would be white, around the roofline and sills.
4

5 Chair Rowland asked why white trim and black gutters? Why not white gutters to blend in with
6 the trim? Guintini stated since the window frames will be black, he likes the accent but he is not
7 married to it if the board does not approve.
8

9 Rowland asked about the doors and surround, wondering if what is pictured in Step 5 is what the
10 homeowner is proposing? Guintini said they are not looking for something that ornate, they
11 would want something more basic, but they have not yet chosen a door. Rowland advised that
12 for the public hearing the board will need to see exactly what type of door they propose to use
13 including the door surround. Mr. Guintini stated they will also replace the side door and then
14 stated the front door will be a six panel door with no window and the side door would be the
15 same style except it will have a window on the top half. He asked what the board's position is
16 on a wood door vs. a fiberglass door that can be painted. Chair Rowland stated that he loves
17 wood but the board has approved fiberglass in the past. Vice Chair Hughes also advised that the
18 board has also approved Azec trim and have also approved hardy board siding material.
19

20 Peter Reed asked if the homeowners have given any thought to the tree in the front yard.
21 Guintini said he heard a story about a different tree that got cut down and that they have not yet
22 determined what to do with this tree but stated it will have to be trimmed back for the work to be
23 completed.
24

25 Tom Maher asked if they were going to lose the shutters? Yes, they will not be putting shutters
26 back on after replacing the siding.
27

28 Judy Groppa thought the current door surround was very uninteresting looking, and also
29 suggested that lights be installed as it needs something. Mr. Guintini said that he will come to
30 the hearing with a few options for lights and get the board's opinion.
31

32 Chair Rowland asked if there would be any changes to the roof and chimney but Mr. Guintini
33 stated that the chimney has been reflashed and repointed and looks to be in good shape and the
34 roof is fairly new. The general consensus of board members was that the plans look great.
35

36 Guintini stated that the right existing garage door recently broke, it just fell apart. It needs to be
37 replaced prior to winter but it will be replaced again in the future and questioned whether he
38 could do a temporary replacement. Chair Rowland advised that he can do temporary repairs but
39 they do have to be temporary. A permanent garage door would have to be approved by the board.
40

41 Rowland advised Guintini that when he went in to the town clerk's office to complete the public
42 hearing application for the windows, he should also complete a second application for next
43 month's hearing for siding and doors. The applicant was also advised that the board will want to
44 be provided details, such as the style of door, materials and grain, type of door surround, style of
45 lights, etc. at next month's hearing.
46
47

1 4. Work Session for Julia Thomas, 15-17 Atkinson Street, Map 18, Lot 10 for a new
2 addition

3
4 Guests: Jennifer Ramsay with Soma Studios; Julia Thomas.

5
6 Jennifer Ramsay had letters from several neighbors in support of the project. Ms. Thomas
7 would like to construct a garage and remove the mud room at the back of the house. She had
8 photos of all sides of the house, existing site plans and the proposed site plan. This property had
9 a garage in the back but it was taken down sometime between 2006-2010 and the old foundation
10 is still there. It does sit within the setback although a variance was obtained for lot coverage
11 issues. The front elevation will not change. The garage is at an angle where it now creates a
12 courtyard space. The siding and trim for the garage will match the existing siding and trim on
13 the back addition of the house. The front of the home is very ornate, and the windows are 6
14 over 6. The back has been simplified and the windows are 2 over 2. They will also remove the
15 sunroom on the right hand side of the home and will re-use the sunroom windows on the first
16 floor of the garage. There will not be any window or door installed where the sunroom was, it is
17 being completely removed and the house will be re-sided. There were general improvements
18 done approximately a year ago which included siding, trim and Anderson 400 windows so they
19 will be using these same products to match.

20
21 The sunroom was removed to bring the lot more in compliance with the lot coverage ordinance.
22 There will be a single dormer on the garage which will face the lot, not the neighbor; this dormer
23 allows access to the storage above.

24
25 Peter Reed asked whether there was enough room to drive into the garage and turn around but
26 Ms. Thomas has been backing out of her driveway and will continue to back out as there is not
27 enough room to turn around.

28
29 Kate Murray asked about pervious and impervious surfaces and whether it came up at the zoning
30 board hearing because there are new RSA's about this. Yes it came up and was discussed in
31 detail. The gravel driveway on the left will remain for now as there is ledge on that side beneath
32 the gravel so it is rather impervious. On the right they will put a pervious surface which will
33 actually achieve the objective of being pervious.

34
35 Chair Rowland confirmed that the intent is to match the siding, trim and windows to what is
36 currently on the back of the house. Irene Bush stated that the board approved the back addition
37 sometime ago and also approved demolition of the old garage. Judy Groppa asked about the
38 angle of the garage and whether it could be squared off in the back but it would be tighter to pull
39 into the garage and this actually opens the area and yard more and provides an inside courtyard.

40
41 Peter Reed asked about the gravel drive wondering if it would be kept as gravel? Ms. Ramsay
42 advised that it will be stripped down and they will put in something that will allow water to
43 drain, so it will be a driveable surface but will not be considered impervious. The driveway on
44 the other side of the house will remain as is.

45
46 Vice Chair Hughes' opinion is that it looks great and is good use of the property, stating that you
47 will not really see the garage.

1
2 Chair Rowland asked if they planned on being heard at next month's public hearing? Ms.
3 Ramsay stated they would be either at the October or November hearing. The Chair advised
4 them to have details of the trim or a photo of the existing trim and siding, which they are
5 copying, and also to bring details of the garage door and Azec trim they plan on installing.
6

7 5. Approval of Minutes of May 6, 2018
8

9 Kate Murray moved to approve the May 6th minutes as amended; Elaine Nollett seconded. All
10 approved.
11

12 6. New Business
13

14 Alyson Tanguay, 15 Main Street. Ms. Tanguay stated that their house is hard to see from the
15 street as it is behind bushes. The homeowners discovered just two weeks ago, that an arch
16 window, possibly Palladian, is so rotted at the sill that they found a maple sapling growing out of
17 the sill. They have been advised by two builders that it needs to be replaced in its entirety. Mrs.
18 Tanguay is an architect and stated they would like to replace the arched window with three
19 double hung windows and eliminate the arch. They will come as close to the existing opening as
20 possible. There are mold and moisture concerns with the window as it is presently and there are
21 two people in the household with respiratory problems. She presented a Powerpoint of the
22 window and the rotting and also had a few copies of proposed drawings. The opening for the
23 window will not be larger but some of the siding will have to be removed, however, the framing
24 for the window will not change.
25

26 They are proposing to do 2 over 1 windows. All the other windows in the house are currently 6
27 over 1 and they all have a snap in grill. Ms. Tanguay agrees that a simulated divided light with
28 the grid between the glass looks more authentic. However, because the Tanguay's home faces
29 the Baker's house where there are 8 over 8 in the old part of the house and 2 over 1 or 2 over 2
30 directly facing the Tanguay house, she did not think it would be out of context to propose a 2
31 over 1 window for this. They are concerned because the lower slash clips can be pulled off by
32 her toddler and they are sharp, which is why she does not want a grill on the bottom window.
33 The window is in the play room and she is concerned for safety.
34

35 The board liked the proposed windows more than the existing windows. Ms. Tanguay will go to
36 public hearing next month to get this done, adding that they may also propose a small roof over
37 the door. She presented a sample of the Harvey Majesty line for the windows they propose to
38 install. She thanked the board for its consideration and time.
39

40 Discussion of possible ordinance change
41

42 Chair Rowland advised that he has received emails from the Building Inspector about people
43 wanting to make changes that they didn't believe were a "big deal" and the Building Inspector
44 has been telling them to call the Chair.
45

46 There is nothing in the ordinance that gives the Chair the right to approve changes without a
47 hearing. Portsmouth has an ordinance that allows the Chair to do this and Rowland passed out

1 the Portsmouth HDC administrative approval to give the board an essence of the things that may
2 be considered to have the Chair give administrative approval. A handicap ramp is a good
3 example, or an enclosure around an AC condenser. There are a few exceptions in the zoning
4 code and he is proposing to increase that list so the Chair could work with the Building
5 Inspector; Rowland would also send an email to board members so they would have an
6 opportunity to comment. The Chair asked the board to review the Portsmouth ordinance and
7 provide comments and questions for further discussion.

8
9 Randy & Ellen Bryan, 34 Wentworth Street – The Bryans bought their family house located
10 where Wentworth Street meets Ocean Street. It is the Gambrel with the red roof. The house
11 hasn't been updated since 1950 except for the kitchen which was remodeled about 20 years ago.
12 Mrs. Bryan's brother is a builder and will help put the project together. The Bryans have read
13 various minutes of HDC meetings to know issues which are brought before the board. The
14 project they want to do will encompass the yard, the house and out buildings but it will be done
15 in stages. Chair Rowland advised that if any variances are required, the Bryans should obtain
16 those first, to which they responded that they are one of seven cases before the Zoning Board at
17 the next meeting.

18
19 Tom Maher asked about the two sheds in the back, inquiring about one of them which is rumored
20 to be the old toll building that used to reside on the causeway. The Bryans advised it was an
21 office, and has electricity and a pot belly stove and it is falling apart. The Bryans advised that
22 the addition on the back of the house is 1920 but the heart of the house is post civil war - 1855 or
23 so. The house is pushed back on the lot because of ledge. Mr. Bryan advised they want to
24 change the front door, they are thinking about solar panels and don't want the red roof anymore
25 so they will look at putting black shingles to blend with solar panels. Maher advised the Bryans
26 it will depend if the panels can be seen from the road.

27
28 Randy Bryan said the house windows are not the same sizes and are from different
29 manufacturers as the first floor windows were changed about 10-15 years ago and the 2nd floor
30 windows changed approximately 25 years ago. Chair Rowland advised they should try to find
31 something that fits with that area of the historic district and also fits with the neighborhood as
32 there are typical architectural styles. He also advised that the second floor windows are usually
33 smaller than the first floor windows.

34
35 Kate Murray asked if the Chair had heard anything regarding the installation of solar panels for
36 the Schwabs? Rowland stated there has been no push back which indicates the board made the
37 right decision, it was a good compromise.

38
39 Tom Maher motioned to adjourn the meeting; Jeff Hughes seconded. All approved.

40
41 Meeting adjourned at 8:20 pm

42
43 Respectfully submitted,
44 Diane L. Cooley, Recording Secretary