

Approved at
5/21/2015 meeting



Thursday, 23 April 2015
Heritage Commission Conference Room
237 Atlantic Avenue

Present:

Paul Cuetara
Jane Currivan
Donna Etela, Chair
Jim Maggiore (arrived 9:45 am)
Jane Robie
Cynthia Swank

Alternate: Carolyn Brooks

Absent: Jeff Hillier, Nancy Monaghan

Also present: Vicki Jones

1. Call to Order at 9:33am. The meeting was properly posted.
2. **Organizational Meeting.** Etela read the Preamble to Code of Ethics as prescribed by the Code.

Election of Officers. Cuetara moved, Robie seconded the nomination of the current officers, Donna Etela, Chair; Jane Currivan, Treasurer; and Cynthia Swank, Recording Secretary. Approved unanimously.

Vicki Jones Nomination. Currivan moved, Cuetara seconded the nomination of Vicki Jones as an Alternate. Jones' selection will be forwarded to the Select Board for its approval at the April 27th Select Board meeting.

3. Treasurer's Report. As of April 30th, the general fund has \$857.45 and the Heritage Fund \$4859.16. Currivan from now on will email to members the financial statements from Finance Director Ryan Cornwell and her summary. Commission members discussed and agreed that the Treasurer's monthly reports will be kept in the Commission's files for the current Fiscal Year until the Town audit is completed.

[Maggiore arrived]

Etela raised the issue of members' needing to print large quantities of materials for some business that comes before the Commission. Maggiore agreed that the Town will do the copying. In the case of the Treasurer's reports, Currivan may send to Jan for printing.

4. Approval of Minutes. Etela asked that the minutes of March 20 be amended to indicate that the deadline for barn easement applications was April 15th, not April 16th. The minutes were approved as amended unanimously. (Moved by Robie, seconded by Currivan).

5. Old Business

Attic Finds-Alethoscope/Megaletroscope. Maggiore will make sure the \$500 received from the sale of the Alethoscope has been earmarked for the preservation of artifacts.

Swank will submit the Mooseplate grant application for the conservation of some of the Megaletroscope prints by the April 24th deadline. Unfortunately, the NH Council of the Arts grant application is quite different from last year's NH State Library's one and must be done on-line, making the effort more tedious than Swank expected.

Rails to Trails update. Hillier was not present and Cuetara asked that the Select Board send an official letter to those who were appointed to the committee. Scheduling and turnout at meetings has not been good.

Town Campus Facilities. Maggiore stated that the Municipal Campus Advisory Committee has met three times. George Chauncey was elected Chair and Vin Carbone Vice Chair. Chauncey has spoken with Maggiore and indicated that after the first meeting subsequent meetings have been productive. All members have attended and the last meeting attracted ten members of the public. The Committee's recommendation at present appears to be similar to the WarrenStreet design with a new Library on Homestead; the existing Library renovated for Town Offices; and Fire and Police renovated and rebuilt on its current site. The Committee is not considering the sizes and costs of the buildings.

Survey maps -next steps. Currivan, thanks to Coldwell Banker, has made copies of the maps and spreadsheet. She will bind one and put in the Heritage Commission conference room for public use. Copies will be in the storage cabinet. A copy of the large map printed by the Rockingham Planning Commission is now under the glass of the Heritage Commission conference room table. One additional copy is at Town Offices.

Etela asked everyone to look at the tax map for their area and make corrections. Currivan will give a set of the maps and spreadsheet to Margaret Schoenberger of the Little Boar's Head Heritage Commission and ask that they, too, check the relevant maps and correct. Swank will send or provide access to the electronic version to LBH Heritage Commission members.

Cuetara intends to create a binder of information about the properties on Winnicut Rd. where he lives. He expects to take photographs, and create a one page summary for each

property, including a copy of the current Assessor's card, and location map. He would like to incorporate Cedric Dustin's reminiscences. If anyone in his neighborhood wishes information relating to their property, he will let them borrow the sheets and make copies.

Stone Building- Conference Room Files- up date. The placement of the new storage equipment will not necessitate re-doing the counter. Swank purchased additional hanging files and Jones volunteered to organize the files Swank moved to the new lateral file cabinet. Swank will send Jones the inventory prepared by Etela and her about five years ago.

DOT Communications -RE: NHDOT Project 24457 - HC Consulting Party. The Heritage Commission is now a "consulting party". Robie and Hillier comprise the sub-committee set for this project. Etela has asked for the exact area that the NH Department of Transportation considers of interest. Conservation Commission Chair Ganotis sent Etela information relating to the Drake Farm.

Maggiore indicated that he had received a letter from Mary Drake Hale regarding the monument in front of the Drake Farm. The owners have been in touch and assured her that the monument will not be moved. Peter Rhoads copied Etela, Paul Apple, architectural historian Lisa Mausolf and Peter Michaud of the NH Division of Historical Resources regarding the letter he received from Hale that indicates she will be visiting in late June to July, will be bringing historical documents, and hopes to arrange a meeting with him and the others.

6. New Business

Mobile home demo 19 Sea Breeze . On April 14 Code Enforcement Officer Kevin Kelley forwarded a request for demolition to Etela. Demo Review Committee members Hillier, Maggiore, and Robie each drove by the property and reported to Etela that it had no historical significance. She communicated the Committee's go-ahead the same day to Kevin in an email and he acknowledged.

Barn Easement 182 Post Rd. LLC. Hank Brandt, owner of the property known as the Dale Farm, has submitted a discretionary preservation easement application for the horse barn and the pig/poultry barn.

Subsequent to the posting of the agenda, Maggiore informed Etela that Annette Lee and Nicole Carrier, owners of the property known as the Hobbs Farm at 2 Elm Road, had submitted a discretionary preservation easement application for the barn, carriage house, and concrete silo.

Maggiore provided copies of the two packets to members of the Heritage Commission. As members had not yet read and digested the information contained in the packets, discussion was preliminary. The Dale Farm is well documented because it was recently added to the NH Register of Historic Places based upon an application prepared by Lisa Mausolf, a historic preservation professional. It also has been deemed eligible for the National Register.

[Currivan left 10:51am]

Questions raised about the Hobbs Farm included age of the silo, age of the appurtenances to the barn, and whether there is a Determination of Eligibility certificate issued by the NH Division of Historical Resources. Questions about the cost of repairs, work done on the barn relating to the brewery business rather than repair and maintenance of the structure, and the appraisal value on the current versus the previous tax card also were raised.

Etela will arrange with the owners of the two properties for site visits by members. For flexible scheduling, she will attempt to have the owners offer a range of days and times individual members or preferably pairs of members may visit and ask questions. It was suggested that a copy of the Determination of Eligibility certificate be requested, that Beverly Thomas of the NH Preservation Alliance be contacted.

Maggiore distributed a copy of a letter from the Southeast Land Trust [SELT] addressed to the Select Board and to the State Conservationist relating to the Dale Farm. The owner is proposing an alternative site for Farm Labor Housing on the conservation easement. The SELT is notifying and seeking input from the two addressees. Instead of creating an apartment on the second floor of the pig/poultry barn, the owner wishes to build a second level for the two c. 1940 Royal Barry Wills garages that will span the area between them. The two garages were moved from near the main residence to their current location around the year 2000. If the SELT approves the relocation, the owner still will need approval to establish Farm Labor Housing according to the Town's regulations and is required to provide substantial detail regarding the plans to all parties.

Discussion also included the Drake Farm. Maggiore indicated that Planning Board members wondered whether a site plan review was necessary even though the property remained retail use, citing traffic concerns. They also wondered if in the future as a condition of approval of a discretionary preservation easement a site plan review/ Planning Board review be required.

Etela stated that as soon as the site visits to Dale and Hobbs Farms are concluded, she will call a special meeting to discuss the easement applications and related issues. Maggiore thought the May 25th Select Board meeting was the likely date for the public hearing on the applications.

Etela also announced that a *Hampton Union* reporter may be doing a story about the discretionary barn easements and both Peter Rhoads of Drake Farm and Hank Brandt of Dale Farm have agreed to participate. Etela and Maggiore will be present.

7. Next Meeting Date & Time. May 21st at 9:30 AM. Special meeting TBD.

8. Adjournment 11:33 AM

Cynthia G. Swank
Recording Secretary