

Approved at
5/21/2015 meeting



Friday, 8 May 2015
Special Meeting
Heritage Commission Conference Room
237 Atlantic Avenue

Present:

Paul Cuetara
Donna Etela, Chair
Jim Maggiore
Jane Robie
Cynthia Swank

Alternates: Carolyn Brooks, Jeff Hillier, Vicki Jones

Absent: Jane Currivan, Nancy Monaghan

Call to Order at 10:32 AM. The meeting was properly posted. Jones to vote for Currivan.

Discretionary Preservation Easements. Etela asked each member to indicate whether they had been able to visit Dale Farm and Hobbs Farm since the Commission received copies of the discretionary preservation easement applications or at an earlier time. All but Jones had visited each property at some time.

Maggiore indicated he had asked the Town Administrator to encourage his fellow Select Board members to visit the properties and read the NH Preservation Alliance packet regarding discretionary preservation easements before the Monday, May 11 public hearing. Etela had seen Select Board member Rick Stanton earlier in the day and had also stressed the need to visit.

Etela distributed a draft report and recommendation for each property.

Dale Farm, 182 Post Road. Owners, Henry and Jacqueline Brandt

The owners expect to create a gentlemen's farm with horses, chickens, pigs, and perhaps cows as well as making hay. The interior of the large barn, originally used for cows, will be modified for horses. The pig/poultry barn will remain as an agricultural building.

Members agreed to waive the 75 year requirement for the pig / poultry barn which was built in 1943 and designed at the same time as the house by noted architect Royal Barry

Wills. Cuetara moved, Robie seconded to accept the evaluation of the Dale Farm as written and the recommendation of a 75% reduction of the structures' full assessment value. Approved unanimously.

[Maggiore left at 10:56AM , recusing himself because his daughter works for Throwback Brewery]

Hobbs Farm, 2 Elm Road. Owners, Annette Lee and Nicole Carrier.

The owners expect the barn to house the Throwback Brewery, a tasting room, a restaurant, and later an event space. Members agreed to waive the 75 year requirement for the silo, built in 1942 but a recognized landmark and integral to the barn. The owners intend to provide a roof to the silo. Annette Lee will be submitting a revised plan marking the silo and omitting another much newer structure. Etela indicated that square footage will not change significantly.

Lee acknowledged that the owners had not submitted an Individual Inventory Form to the NH Division of Historical Determination of Eligibility Committee.

Robie moved, Jones seconded to accept the evaluation as written, including the recommendation of a 25% reduction of the structures' full assessed value. Approved unanimously.

Swank will send the approved evaluations and recommendations for each of the properties, along with these minutes, and a cover letter to the Select Board members and Town Administrator Paul Apple.

Meeting adjourned at 11:15 AM.

Cynthia G. Swank
Recording Secretary