

**Historic District Commission  
Meeting Minutes  
08 August 2016**

Meeting called to order at 7:00 pm by Chair Denis Murphy.

**Members present:**

Denis Murphy, Chairman  
Mike Doherty (Representing the Planning Board)  
Roberta Fraser (Representing the Board of Selectmen)  
Julia Ferrari  
Valerie Cole - Alternate  
Mike Coope - Secretary

**Members not present:**

**Opening Statement by Chairman:**

The Chair introduced the newest member of the HDC, Roberta Fraser and asked if she wanted to address the board and she responded 'yes'.

In her address to the board, she made the following points:

- Meeting minutes do not have to be verbatim.  
Minutes should summarize what was said and should not result in a long discussion to approve.  
She also said that one person should not hold up the approval process.
- Members leaving the meeting/hearing is inappropriate.
- The public comments are to be taken under advisement and not to be argued with the speaker.
- Members of the HDC must remain impartial no matter how passionate they feel on the issue before the commission.
- The applicant should not be required to 'go other routes' before deciding whether or not to allow the demolition of the building.  
The motion made to defer a decision on the demolition of 14 Michigan Street (Map 26, Lot 89) until the RED Committee reported back to the HDC was inappropriate.
- Time limits should be established on public comments.  
The Chair set the time limit to five (5) minutes.

## Approval of Minutes

Discussion of minutes from the 13 June 2016 meeting, resulted in a modification of a footnote. The original footnote read:

The advice of the Town Administrator was procedural in nature and resulted in a meeting called by the Chair of the HDC to re-consider the vote on requiring a historical survey on 23 May 2016.

The modification reads as follows:

The advice of the Town Administrator resulted in a meeting called by the Chair of the HDC to re-consider the vote on requiring a historical survey on 23 May 2016.

- Motion: By Denis Murphy to approve the minutes as amended for 13 June 2016, seconded by Julia Ferrari.

Vote: 4 in favor, 1 abstention.

Resolved: Motion carried.

Discussion of minutes from the 11 July 2016 meeting, resulted in a correction to a statement made by Mr. Rick Horton to change the following:

Stated that the owners have a responsibility to keep their property in good condition and purchase it for the intention of demolition and expansion.

To include the word 'not':

Stated that the owners have a responsibility to keep their property in good condition and *not* purchase it for the intention of demolition and expansion.

Julia Ferrari commented that she wanted to see more of her comments placed in the minutes. The board agreed that there were sufficient member comments in the minutes.

- Motion: By Denis Murphy to approve the minutes as amended for 11 July 2016, seconded by Mike Coope.

Vote: 3 in favor, 1 abstention, 1 objection.

Resolved: Motion carried.

## Public Hearing and Comments

The Chair entertained a motion to continue the public hearing on the demolition of 14 Michigan Street (Map 26, Lot 89), by its owner Global Montello.

- So moved: By Roberta Fraser seconded by Mike Doherty.

Vote: All in favor.

Resolved: Motion carried.

The Chair repeated the 5 minute time limit on comments and requested that any commentary was of a 'new' nature on the application to demolish 14 Michigan Street (Map 26, Lot 89).

Public comments were accepted by the following speakers:

Jennifer Bellan:

Expressed concerns over the bank building and suggested that there might be other uses for it, instead of demolition.

Mike Doherty (HDC Member):

Stated that the public hearing was for a demolition permit for 14 Michigan Street (Map 26, Lot 89) and not the bank building.

Elena Heiden:

Said that she had copies of the community newspaper which was edited and published by children who were residents of the Caleb Alexander house. The copies of which were going to be submitted to the Winchester Historical Society. She also stated that the house was featured in Edith Atkins' book 'Walking Back Through Time:50 Historical Sketches of Winchester, NH.'

Cindy Ryder:

Said that she thought that the public hearing was about the bank building.

Roberta Fraser (HDC Member):

Informed all present that no application was received for the bank building, and that the only building being discussed was 14 Michigan Street, (Map 26, Lot 89).

Cindy Ryder:

Suggested that the building has historic merit and could not see 'messing up the middle of the town' by tearing it down.

After a call for additional public comment and receiving none, The Chair entertained a motion to close the public hearing on the demolition of 14 Michigan Street (Map 26, Lot 89).

- So moved: By Roberta Fraser seconded by Mike Doherty.

Vote: All in favor.

Resolved: Motion carried.

### **Member discussion of comments, surveys and Determination of Eligibility.**

The Chair asked for member discussion of all that had been presented to the board over the past three public hearings.

Julia Ferrari took issue with the structural survey, stating that it should have been performed by someone who had historical preservation training. She also stated that there were 'different levels' of building and safety codes that apply to historical buildings as opposed to 'new construction', which is what Larkin Consultants expressed in their site review/survey of the building.

She also stated that there are substantial tax benefits for rehabilitating a historic building, and suggested that the board should not just be looking at the cost estimated to bring the building into compliance, that there was the historical survey and the subsequent Determination of Eligibility by the state which would allow the building to be placed on the National Historic Register, by virtue of its architectural qualities.

Roberta Fraser stated that the application from Global Montello was for demolition, not for rehabilitating the building, and that a structural survey performed by someone with a background in historical preservation would have found the same structural deficiencies.

After receiving comments during three public hearings from the applicant (Global Montello), the public and a spirited discussion of both the structural and historical surveys along with the report from the state on the Determination of Eligibility for placement on the National Historic Register and input from Margaret Sharra, Land Use Administrator on relevant building codes, a motion was made by Roberta Fraser to approve the demolition permit for 14 Michigan Street (Map 26, Lot 89). The motion was seconded by Mike Doherty.

- Voice vote: Valerie Cole, approved  
Mike Doherty, approved  
Roberta Fraser, approved  
Denis Murphy, approved  
Julia Ferrari, nay

Resolved: Motion carried.

The next order of business was to approve paint colors to be used

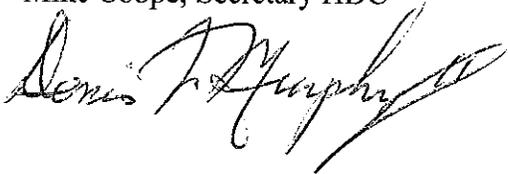
by Valerie Cole on the doors of her house. Valerie provided sample photos on her iPad. The board had previously accepted the color selection used on the front door. Having given prior approval of the color, the board's decision was unanimous in favor.

Having no other business before the board, The Chair made a motion to adjourn. The motion was seconded by Mike Doherty.

- Vote: All in favor.  
Resolution: Motion carried.

**Meeting adjourned at 20:23 08 August 2016.**

Respectfully submitted,  
Mike Coope, Secretary HDC

 29 Aug 16