

**DURHAM HISTORIC COMMISSION**  
**THURSDAY, OCTOBER 2, 2003 7:00 pm**  
**TOWN COUNCIL CHAMBERS**  
**Draft (amended 10-4-03)**

**MEMBERS PRESENT:**

Chairman: Roger Jaques  
Vice chair: Crawford Mills,  
Secretary: Andrea Bodo,

: Nicholas Isaak, Planning Board Representative:

Malcolm Sandberg, Town Council Representative:

**MEMBERS ABSENT**

Joan Graf  
Leslie Schwartz

**MEMBERS OF THE PUBLIC**

Steve Schuster for CHINBURG Properties  
FALL LINE PROPERTIES Mike Seivert, Paul Berton, Robby Woodburn  
Sally Hochgraf  
Jim Jelmborg  
Johanna Jelmborg

**1. CALL TO ORDER**

Chair: Roger Jaques called the meeting to order at 7:05\_pm

**11. APPROVAL OF MINUTES**

**AUGUST 28, 2003**

**Crawford Mills made a MOTION to approve the minutes of 8/28/03 , SECONDED by Nick Isaac**

Discussion of minutes. Chair Jaques noted Mal Sandberg was not present at that mtg

**Crawford Mills made a MOTION to approve the minutes as written of 8/28/03 , SECONDED Roger Jaques**

Vote approved by Roger Jaques, Crawford Mills and Andrea Bodo

**SEPT 4, 2003 minutes**

**Mal Sandberg made a MOTION to approve the minutes for 9/4/03 , SECONDED by Crawford Mills**

Discussion of minutes, no changes

**Unanimously approved as submitted.**

**III. NEW BUSINESS**

**APPLICATION FOR CERTIFICATE OF APPROVAL** submitted by Chinburg Builders, Durham NH for .Chittenden National Bank of Brattleboro Vt, for a sign.

The property is shown on tax map 5 lot 2-7, is located at 8Newmarket Rd and is in the limited Business Zone district.

Steve Schuster presented 3 photographs of proposed sign and location for CHINBURG PROPERTIES at 8 Newmarket Rd (Ocean National Bank). The sign is to be located near the lamppost in front entrance. The size is 24" tall, 38" long. It will be engraved with gold letters, black cast iron brackets off 7"x7" granite posts, 4 ft high from surface. Chair Jaques pointed out that outside the other issue of sign administration are outside of the HDC purview.

**Mal Sandberg moved to accept the application for discussion purposes. Seconded by Nick Isaac.**  
discussion

**Mal Sandberg made a MOTION to approve the design and location of the sign provided that it is consistent with the Zoning Ordinance**

**Discussion:** Nick Isaac questioned if the Bank was in approval for this, and Mr Schuster said they are.  
**motion SECONDED by Roger Jaques.**

.A vote to approve this application was unanimously passed by the Commission.

**APPLICATION FOR CERTIFICATE OF APPROVAL** submitted by Paul Berton of Fall Line Properties, Portsmouth NH for signage, lighting and landscaping features. The property is shown on Tax map 4, lots 52-0 and 53-0(A&B) is located at 2,4 and 6 Main St and is in the Limited Business Zoning District

**ROGER JAQUES RECUSED HIMSELF and turned the mtg over to Crawford Mills who in turn passed the mtg to Andrea Bodo** who has been researching this with Todd Selig and Walter Mitchell this afternoon.

Andrea Bodo then took up the application which was received in the **Planning Office Sept 17, 2003.**

The applicant was then asked about the street light design which was too faint to see on the Plan.

On plan labeled C2, there is a reference to a Holophane Columbia series lightpost with Camden crossarm.

A picture of the conical shaped street lamp was obtained from the web (Holophane Glas Werks Bern series, luminaire (bowl shaped) and Mr Berton said that this was the proposed light.

Re: **specific signage**, Mr Berton said that there were so many unknowns re the sign issue that he was advised by Mr Harwood to reapply when signs were decided upon.

**Mal Sandberg moved to accept the application as complete. SECONDED by Andrea Bodo.**

Mal Sandberg then asked if this application would be considered complete or not complete since we do not have specific information about signage in our packet.

Mike Seivert, MJS Engineering, Newmarket then gave his presentation..

Mr Seivert stated that the signage that he had was on the plan and they were the directional street signs of ENTER, DO NOT ENTER etc.. He stated that the actual HOTEL sign has not been decided upon since it was so early and they would come back with that sign. Mr Seivert stated that they did NOT intend to submit the main hotel sign this evening.

Mal Sandberg suggested that we invite the applicant to make a presentation about what it is that he is proposing for us to consider this evening so that we will know specifically what we are to consider.

Mal Sandberg clarified that the specific item of SIGNAGE on the Application of Approval was understood by the applicant as "traffic signs" which Mr Seivert pointed out on their site plan. Mr Seivert stated that the signs he has are directional signs and they are the standard state signs.

Crawford Mills stated that other private signs that would be used by the hotel, like HOTEL PARKING etc... should be in keeping with the hotel sign.

**Andrea Bodo made a MOTION to accept this application as complete.**

**Crawford Mills seconded the motion**

**The board voted unanimously to accept this application as complete .**

Mr Seivert then presented the entrance design to the property and the parking and exit. He discussed the proposed regrading of the lot and restriping. The entry will be 24ft to accommodate fire trucks and delivery trucks. There will be a brick striping at the entry. Parking stall sizes, islands, number of parking spaces all follow the site regulations. Everything will be paved, granite curbing, striping will meet the DOT standards and specifications. The main entry will be 2 way and the exit on the west side will be exit only.

Mal Sandberg verified with Mr Seivert that the plan submitted was the same one used at the Planning Board.

Robby Woodburn landscape architect from Woodburn & Company, Durham presented the landscaping. The plan reflects changes by the Planning Board that requested hedges be removed and replaced by the iron

fencing as used across the street. The entry will have curved fencing with greenery in front to soften the look. There will be low foundation plantings at the bottom of the student housing to soften that look. The plan is to put annuals in at the entry to match those of the island. The proposal is for bell shaped lighting, and the use of one lantern light. The two granite posts at the entrance will have lanterns on them. Photographs were distributed showing the present and proposed plans at the intersection. There will be a black fence picking up from the stone wall on the exit side. The trees proposed in the inside of the property in front of the student housing will be the zucovia as used in the downtown Main St and the other trees will be red maples. The trees will be about 3.5" in caliper.

Mal Sandberg asked Mr Seifert about the drawing on C1 dotted lines which define the setback lines.

Andrea Bodo asked about the fencing and the possibility of putting hedging behind it. Ms Woodburn explained that the Planning Board specifically requested that the hedging be removed and that a metal fencing be placed around the property. They felt that the hedge might be a maintenance issue down the line and the fencing would be a better solution.

**Mal Sandberg moved that the HDC approve this application and if seconded, he would like to speak to it.**

**Crawford Mills seconded the motion.**

Mal Sandberg stated that he felt it very important that the HDC schedule a public meeting before making a decision on this.

He stated that once we have heard from the public, we might get several ideas presented that will help buffer this. He stated that we have all been looking at this parking lot as it has evolved over the past year and it has a very profound impact on the Historic District. He stated that it is imperative that the Historic District find ways that it can soften the impact of this project.

He expressed concerns of the fencing and desire for softening that with hedging.

He suggested a possible barrier 20 ft into the lot of hedge, ? service entries, traffic flow etc... that we might find ways of softening the area from a visual aspect.

He expressed his concerns that when a vote is made on this application that the HDC establish firm conditions of approval if we go towards approval that there is adequate visual buffering to minimize the visual impact in the historic district keeping in mind that this is the GATEWAY of Durham.

Mr Seivert stated that he would like to caution us against having a public hearing since they have been through a year of public hearings. Nick Isaac asked Mal Sandberg whether there would be a set of new concerns. Mal Sandberg responded that the interest group that cares very deeply about the historic district and what is coming over the hill is not necessarily the same group of the abutters that have been notified with respect to the project. He felt that we could benefit from the input of the people who have been in the historic district.

**Mal Sandberg proposed that we defer any more discussion on this until after we have a public hearing. Andrea Bodo seconded the motion.**

Mal Sandberg said that because we are in a different dimension than the Planning Board was, we have a responsibility to the citizens of Durham to afford the opportunity to address Historic District concerns on 10/23. Because we know that this application has been heard for a year, we know that there is a deep concern about this issue and we owe it to our citizens to have that meeting for the purposes of looking at the Historic District parameters.

**Andrea Bodo made an amendment to the motion, to schedule a PUBLIC HEARING for Thursday October 16 @7PM or the first Thursday after that. The application will remain open until after the Public Hearing. The motion was seconded by Crawford Mills.**

The vote was unanimous and Andrea will contact Jennie Berry tomorrow about this.

The meeting was then turned back to Chairman Roger Jaques. He called for a 5 minute recess

#### **IV . Old Business**

**a. .Heritage Commission** – Andrea Bodo stated that she has been unable to gather any more information from other Commissions and the State's Department of Historical Resources and would like to defer this topic until January 2004..

**b .Report on route 108 SAFETY IMPROVEMENT PROJECT Sept 11** mtg attended by Durham HDC members Mal Sandberg and Crawford Mills. Both were impressed by the show of experts represented at this mtg and felt that it was sensitive to the requests of the HDC.

**c."Historic District of Durham NH – A Walking Tour" Pamphlet**

Chair Jaques said that this pamphlet is the property of the Durham Historical Association. They are not in favor of its being put on the website.

**d. Demolition by Neglect**

Chair Jaques handed out information to be read for the next mtg. The copy is missing page 4 and he will email that to member.s

- 1.The City of Raleigh Code as a model for Durham
- 2.Failed DBN Code from 1992-94

**V.ADJOURNMENT**

Since there were no more topics for discussion

**The MOTION for adjournment was made by Mal Sandberg , and SECONDED by Crawford Mills**

The meeting was **ADJOURNED at 9:10pm**

Minutes taken by,  
Andrea Bodo, secretary HDC

10/2/2003

**LIST OF HDC MEMBERS**

Roger Jacques	868-3361	coescorner@mac.com
Crawford Mills	868-1410	crawford.mills@verizon.net
Andrea Bodo	868-7152	afbodo@comcast.net
Leslie Schwartz	868-3210	<u><a href="mailto:totographs@comcast.net">totographs@comcast.net</a></u>
Nick Isaak	397-5078	<u><a href="mailto:nickisaak@comcast.net">nickisaak@comcast.net</a></u>
Mal Sandberg	868-5211	malsand@aol.com
Joan Graf	868-1844	jgraf@earthlink.net