



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

These minutes were approved at the September 6, 2012 meeting.

DURHAM HISTORIC DISTRICT COMMISSION

Wednesday, August 15, 2012

Town Council Chambers

Durham Town Hall

7:00 p.m.

MINUTES

Members present

Peter Stanhope, Chair

Meridith Davidson, Vice Chair

Andrea Bodo, Secretary

Henry Smith

Julian Smith (appointed by the Planning Board to fill in temporarily for Richard Ozenich)

Members absent

Richard Ozenich, excused

Others present

Michael Behrendt, Town Planner

Call to Order. The meeting was called to order at 7:00 p.m.

Public Comments. There were none.

Approval of the Agenda. The application from 3 Bridge Yoga under Old Business was moved above New Business. Ms. Bodo moved and Henry Smith seconded approving the freestanding sign on the front of the building provided it matches what was shown on the handout. The motion carried 5-0.

Application for Certificate of Approval from 3 Bridges Yoga on behalf of 37 Main Street Durham LLC to add two business signs on the newly constructed building at 37 Main Street, Map 5, Lot 1-5.

Approval of Minutes

The minutes of June 7, 2012. Henry Smith moved not to accept because Ms. Bodo did much more work than she needed to do in drafting the minutes. Ms. Davidson seconded. Henry Smith complimented Ms. Bodo on the minutes but said they should be shorter and simpler. He suggested postponing for revisions. Motion failed on 2-2 vote (Julian Smith recused himself as he was not at the June 7 meeting). Mr. Stanhope said detailed minutes are not necessary since the record is preserved electronically. Ms. Davidson said more detailed minutes are probably in

order for controversial topics. Julian Smith said this is a historic meeting as it is the first to be televised. Ms. Davidson moved to approve as prepared and Ms. Bodo seconded. Motion carried 3-1.

The minutes of July 18, 2012. Julian Smith moved to approve with correction of some typographical errors that were pointed out. Ms. Bodo seconded. Motion carried 3-0 (with two abstentions).

New business

Chair's report. Mr. Stanhope said he communicated to Todd Selig and Tom Johnson that there were numerous signs, fencing, porches, decks that appear to be recent and might not have been brought to the HDC for review. Orion placed signage on all of their buildings but they removed the signs after Mr. Stanhope spoke with Tom Johnson. The HDC should have a dialogue with Mr. Selig about dealing with violations.

The HDC should send a letter to all property owners in the district. Henry Smith said they should get a copy of the ordinance.

There is a sign in front of Town Hall for the farmer's market that did not come before the HDC. The HDC has required review for other temporary signs. The Town got a complaint from Durham Marketplace about the farmer's market using Town property without compensation. Julian Smith got up from the meeting at that point to check outside if the farmer's market sandwich board sign had been taken down. He returned and reported that it had been folded up and placed on the Town Hall porch.

Smith Chapel update. Ms. Bodo said that Gail Jablonski received \$5,000. The first part of the Moose Plate Grant. Walter Rous and Chris Levesque will do woodwork on the inside. She and Mike Lynch met with the Division of Cultural Resources at Smith Chapel. Lynne Monroe sent the application to Ms. Bodo. The chapel was built in 1900 a few months after Hamilton Smith died. The application for the National Register is due September 30. The CLG grant is for \$6,000.

HDC/HC logo and banner. Ms. Bodo said the banner would be useful for Seven to Save and Durham Day. She thought the HDC should have a banner.

Mill Pond Dam. Ms. Bodo said the 100 year anniversary will be September 15, 2013. They are planning the celebration. She is looking into getting a banner and posters. Granite State Antique Cars will have a meet up then with their vehicles. There will be period music around the General Sullivan Monument. They may collaborate with Three Chimneys. She will get some black and white photos enlarged and framed, flyers, pins, balloons, T-shirts. Local breweries may sell anniversary beer. The day care center will bring a bouncy house. There may be a surprise visitor for the kids [somebody very rotund who tends to fall off walls]. Ms. Bodo will present the history. She will ask for a Town Council resolution. Afterward everybody can continue the celebration at Three Chimneys. Local and state officials will be invited.

Julian Smith said Durham Day is September 15, 2012. Town Hall could be open for people to use the restrooms.

Budget 2013. Historically the HDC had \$1,500 put in the budget. We might look for \$2,500 this

year.

Courthouse nomination SEVEN TO SAVE 2012 update. Ms. Bodo said she will submit this. The deadline is September 14. There will be a Town Council resolution. October 16 they announce the nominees at Pandora Mills in Manchester. This will help with CLG grants, and with getting the courthouse on the National Register. Maybe people will then be more sensitive with development around the courthouse. Mr. Stanhope said this is simply recognition. It would not affect what the Town can do with the building.

Michael Behrendt/Director of Planning - Update on ARCHITECTURAL DESIGN STANDARDS. Mr. Stanhope said that the HDC should probably adopt this as a supplement to the Historic District ordinance. The HDC discussed this with Mr. Behrendt. The sense was that the draft should be modified by the HDC working with Mr. Behrendt and then the HDC could adopt this as its own regulation. Mr. Behrendt said the RSA permits this approach. Mr. Behrendt said that in his experience developers are generally quite willing to work with the Town on these things. For the HDC, the regulations would really just flesh out the standards already in the Historic District ordinance. He said the regulations for the Planning Board would only apply outside of the Historic District. He suggested after the Planning Board completes its review of the architectural regulations he would work with the HDC to modify the draft and include all of the historic district, including the section to the south, along Route 108, outside of the Core Commercial area.

Master Plan update. Mr. Behrendt said he would like to hold off on the Cultural Resources Master Plan chapter until some other chapters are adopted/completed first. There is too much going on for everybody to do this chapter now. The HDC seemed receptive to that approach.

HDC Agendas. Mr. Behrendt suggested that he do a draft agenda for each meeting and then coordinate it with the chair. It was the sense of the HDC that Mr. Behrendt should prepare a draft and then have Ms. Bodo okay the agenda, adding or subtracting items as needed.

Rules of Procedure. Mr. Behrendt will present something on this for the next meeting.

Adjournment. The meeting adjourned at around 8:30 p.m.

Respectfully submitted,

Michael Behrendt