

These minutes were approved at the February 7, 2013 meeting.

DURHAM HISTORIC DISTRICT/HERITAGE COMMISSION
Thursday December 6, 2012
DURHAM TOWN HALL – TOWN COUNCIL CHAMBERS @ 7p

THIS MEETING WAS RECORDED ON DCAT LIVE
<http://dcat.pegcentral.com/player.php?video=9ccc7a5bdb63469d2bd8e7179b48545a>

I. CALL TO ORDER by Chair Stanhope @ 7:02pm

II. MEMBERS PRESENT :

Chair :Peter Stanhope , Town Council Rep ; Vice Chair – Meridith Davidson; Secretary – Andrea Bodo
Planning Board Rep – Dick Ozenich; Catherine Meeking

MEMBERS ABSENT : Henry Smith (excused)

Others Present – Michael Behrendt, Director of Planning;
GREAT BAY KENNEL Attorney Christopher A. Wyskiel ; Robin Wunderlich (architect)
ORION - William Fideli, Tres Wills

III. Approval of the Agenda

Ms. Bodo moved to correct the numbering on the Agenda (original skipped from VI-VIII)
Ms. Bodo moved to approve the amended agenda. Seconded by Mr. Ozenich. Unanimous 5-0

IV. Public Comments

Beth Olshansky , Packers Falls Rd – presented a brief summary of the Citizens Petition re amending the Zoning ordinance relative to height of buildings downtown . Ms. Olshansky commented on the 5 properties in the HOD in the CB (south side of Main St) that are included in that petition. Commented favorably on new Orion proposal –preserving smaller buildings on the street

Diane Carroll, Canney Rd - expressed appreciation for public comments. Commented favorably on new Orion proposals – thanked them for listening to the town's people

Steve Burns, Newmarket Rd – discussed and demonstrated decibels

Richard Renner, Newmarket Rd – spoke from the perspective of the abutters and stated that they had never been anti kennel, anti dog or anti business.

V. Proposal by Geoff Sawyer, Great Bay Kennel, to construct a new dog day care facility at 27-35 Newmarket Road, Tax Map 6, Lot 11-7.

Presentation by Atty Christopher Wyskiel : He referenced his letter Dec 6, 2012 sent to Mr. Behrendt in the afternoon (entered into the record) Atty Wyskiel said there were issues from the previous meeting that were factually to be addressed (see DCAT).

A. Application for Certificate of Approval to erect/change a fence for the facility.

Atty Wyskiel showed pictures of current vegetation around the daycare and along Rte. 108. He presented a sample of the shiplap fencing with a semi transparent stain called weather wood. In reviewing the pictures of the fencing, it appeared that the lighting was different on both pictures showing a variation in hue. Ms. Bodo felt it would be better to look at the sample on its proposed sight to see it in natural light.

Discussion of the 8 ft. fence: Chair Stanhope asked Planner Behrendt to read the November 13, 2012 opinion email from Peter Michaud to Ms. Bodo in to the record.

"Thank you for your time today on the phone to discuss the proposed work at the Great Bay Kennel in Durham, NH. My understanding is that you are looking at this project not as it would affect any historic resources on the property but how it fits within the larger historic district. I am also working with the understanding that the proposed work will be 40 feet away from the road and that the design incorporates a visual screen of the proposed construction from the road.

With this in mind, I think that the plans as proposed meet the "Secretary's Standards" as they relate to new construction in the district. The visual impact will be at a minimum and the height of the proposed 8 foot fence will be visually softened by its distance from the road.

I hope this is helpful, please feel free to call with any questions."

Peter Michaud
National Register,

The Commission entered into discussion of the 8 ft. x 60 ft. fence. Concerns were expressed about what is visible from the public way and the need to have as much of this fence screened by vegetation that has evergreens as opposed to the deciduous trees that are currently there.

Ms. Bodo made a motion to approve an 8 ft. shiplap fence as shown on the plan to be enhanced with evergreen vegetation to be approved by Durham tree warden, seconded by Ms. Meeking. Vote was unanimous 5-0

B. Review and consideration of any other items on the current plan that are different from the plans/application approved by the HDC October 6, 2011.

Atty Wyskiel commented on Mr. Behrendt's letter re "subtle changes" in the site plan 10/6/2011. Discussion included doorway location : It appears on the Rte 108 façade in the sketch. Atty Wyskiel corrected location stating that it will be on the driveway façade (see DCAT). The house is to be white cedar clapboard , color will be Benjamin Moore "Stonington gray" (sample given to Mr. Behrendt for file). The trim is proposed to be white. The barn will be vertical 8" shiplap siding. Atty Wyskiel requests that the record show the correction of minutes of Oct 6 , 2011 to reflect the corrected barn material to be vertical shiplap board, stained like proposed shiplap fencing. Chair Stanhope stated that the site plans were reviewed and discussed and found no significant changes had been made.

Ms. Davidson made a motion to approve site plan dated 12.6.2012 ; seconded by Ms. Bodo. Vote unanimous 5-0

C. Discussion about whether to provide input to the Planning Board regarding the Conditional Use and amended site plan application for the facility.

Ms. Bodo made an addendum to the 1st motion to amend Fence final color to be confirmed by memo to file by Mr. Behrendt after on site consultation with applicant and interested Commission members to consider stain color alternatives. Seconded by Ms. Davidson. Vote is unanimous 5-0.

VI. Informal discussion of schematic proposal by Orion Student Housing to redevelop three lots into mixed-use student housing development. 25-35 Main Street, Tax Map 4, Lots 1- 6, 1-7, and 1-8. The proposal involves preserving the houses at 25 and 35 Main Street, demolishing the houses at 27 and 29 Main Street, erecting a new house fronting on Main Street, and erecting a large new building in the rear.

Tres Wills, Bill Fideli

Mr. Fideli said that they have had multiple meetings with town officials. Presentation of their schematic drawing of proposal was done and there was general discussion within the Commission. Chair Stanhope said that they are dealing with an area of town that does need urban renewal. He suggests that if they make the buildings in back invisible and preserve the streetscape, the Commission would be willing to work with them. Mr. Behrendt commented that the addition on the Grange is 3 stories in the front. The back of the building is on a grade with 4 stories and a walk out. Ms. Meeking inquired about location of parking. Mr. Fideli said they own many properties downtown and had parking. Ms. Davidson said it would be nice not to have the buildings in the back higher than the buildings in the front. Mr. Behrendt proposes another meeting with the applicants and working with them to combine comments from the Commission and other comments he has received from the Community and try to create another iteration and bring the draft to the January 2013 meeting. Mr. Behrendt stressed the significance of this project for the community and anticipated more discussion and meetings.

Ms. Bodo made a motion to postpone the rest of Agenda (starting with Item VII) to the January meeting and adjourn. Seconded by Meridith Davidson. Unanimous 5-0

Mr. Behrendt asked the Commission if they would like to have representatives from DHR attend the February meeting. Unanimous 5-0

AGENDA ITEMS BELOW TO BE DEFERRED TO THE JANUARY 3d 2013 meeting.

VII. Discussion of Citizen Petition to amend the Zoning Ordinance to limit height along a portion of Main Street in the Central Business District

VIII. Other Business

IX. Approval of Minutes – October 4, 2012 November 1, 2012

X. Adjournment @ 9:40p

a copy of the letter from Attorney Wyskiel dated December 6, 2012 submitted for the record

Respectfully submitted,
Andrea Bodo, secretary HDC/HC

Next regular meeting of the Historic District Commission Thursday Jan 3, 2013