

HISTORIC DISTRICT COMMISSION
MINUTES
June 10, 2014

APPROVED as amended & clarified:
7/8/14__jrl_____

AGENDA: 14CofA01, BRISTOL CENTRAL SQUARE LLC/RUSSELL
 HERTRICH, 12 Central Square, #114-172
 PCC: TOM FORD regarding stone walls
 PROJECT REVIEW: SAFE ROUTES TO SCHOOL
 TOWN CRIER SIGN

ATTEND: Clay Dingman (Chairman), Larry Douglas (Vice Chairman), Janet Cote
 (Sel. Rep.), Sandra Heaney

ABSENT: Dorcas Gordon (excused)

OTHER: Michael Capone (Town Administrator), Russell Hertrich, Tom Ford

The meeting opened at 7:00 pm.

14 CofA01, BRISTOL CENTRAL SQUARE LLC/RUSSELL HERTRICH

The secretary read the application, the list of abutters notified, where the hearing was advertised, and stated that there were no phone calls nor written responses received. Mr. Dingman asked Mr. Hertrich if he had any changes from what was discussed at the PCC and Mr. Hertrich answered that there was not. The Board looked at the application.

S. Heaney made a MOTION, second by J. Cote, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Dingman stated that there are 5 items to consider:

- Replacement of upper windows to 6 over 6 with faux dividers
- Replace 2 front doors and re-open a 3rd
- An awning
- A sign
- A metal piece over the lintel

Ms. Heaney asked if the dimension of the windows will remain the same and was told that they will. Mr. Hertrich added that he is thinking of painting the arch above the windows in green with an awning of maroon. Ms. Heaney and Mr. Dingman felt that he should paint black on the window arches. As Ms. Heaney explained, Mr. Hertrich should make sure that the color is something that someone else would like for resale value.

RUSSEL HERTRICH CofA continued:

Mr. Dingman said that the awning could then be any color that Mr. Hertrich would like. He added that the HDC can suggest colors but the final decision is up to the owner.

A discussion then went to the "Rollins Block" sign which needs some repair. Mr. Dingman and Ms. Heaney strongly recommended that the color stay the same as it is. Mr. Dingman added that the window frames could be black or dark green. Ms. Heaney suggested black as she felt that he does not want to blend into the building next door.

Mr. Hertrich asked about the Christmas lights that are on the top portion of the building but do not work. It was explained that the town had paid to have these done but funding for continued use had been stopped. It was felt that they could be taken down as they are no longer functional.

As to the awning, Mr. Dingman again stated that this is no problem and can be any color. Mr. Hertrich asked if he could change the size of it as he did not want it to block all of the windows. He was told that he could. Ms. Heaney mentioned that there are windows that block UV rays. If these are purchased, an awning wouldn't be needed --- they help block heat in the summer.

The conversation went to the sign next in which Mr. Hertrich had mentioned that he was thinking of black with gold. Mr. Dingman stated that, if he followed the design guidelines, he will only need a sign permit. If the sign does not follow the guidelines, the HDC would need to see a depiction of what is wanted. Mr. Hertrich stated that Jennifer McDonald will be leasing the space and would like to bring her Kindergarten sign with her. It is wooden and multi-colored. Mr. Dingman felt that the HDC would need to see what it looks like. He stated that the HDC could continue the portion for the sign to our next hearing, July 8th. Mr. Hertrich was not sure that he could make that night and Mr. Dingman said it could then go to Aug. 12th. He advised Mr. Hertrich to speak with Christina in the office.

When asked about the doors, Mr. Hertrich stated that they would be similar to those at the Library only probably more glossy. They will have a metal frame with thermal glass panels. Mr. Douglas asked if the section over the doors will be solid. Mr. Hertrich answered that, as his picture shows, above the door will be solid, probably painted wood. Below the windows will be metal. Mr. Hertrich also stated that, when refurbishing and things are taken out, some decisions have to be made at the last minute. All will be the same color; either black or green. Everything will be covered with metal or painted. Mr. Dingman explained that the HDC cannot approve anything stated as "or". Mr. Hertrich said that he will paint above the doors and below will be matching metal.

Mr. Hertrich asked what is needed if he wants to illumine the sign. Mr. Dingman stated that the HDC needs to look at the design of the lights but he will need to see the Planning Board about the actual lighting. Mr. Dingman suggested that he go to the Planning Board for a PCC either 6/11 or 6/25 at 7:00 p.m.

HERTRICH CofA continued:

Mr. Dingman mentioned that, at their PCC, Mr. Hertrich had suggested that he cover the lintel with metal. Mr. Hertrich stated that he will just paint that now.

Mr. Dingman asked for public comments and there were none.

J. Cote made a MOTION, second by S. Heaney, to APPROVE THE C OF A FOR RUSSELL HERTRICH FOR THE UPPER WINDOWS, DOORWAY, ABOVE THE BAYS, AND AWNING AS DISCUSSED. THE SIGN IS TO BE CONTINUED TO JULY 8TH. The motion CARRIED.

Ms. Heaney mentioned that there is a 30-day right of appeal so Mr. Hertrich may not want to make any substantial changes during that time.

PCC: TOM FORD

Mr. Dingman explained that Mr. Ford appeared before the Planning Board, expressing an interest for the protection of stone walls along public rights-of-way. The State recognizes them as historic resources but leaves regulation to the towns. Mr. Dingman went on to say that the Planning Board has several options: they can put this into the Master Plan; they can say that they cannot be removed without approval; they can go even stricter if they choose. The latter two would have to be approved by the townspeople.

Mr. Ford stated that he would like the town to have an ordinance against their removal. He then distributed a copy of the NHDHR section of the State law.

Mr. Dingman feels that there should be discussion starting with the HDC and he asked Mr. Ford to come in and talk with us. Ms. Heaney asked if Mr. Ford has seen an example of this and was told that his neighbors on Hemp Hill clear-cut and also took out some 400' of stone wall. Mr. Dingman asked if he might have photos of before and after and Mr. Ford said that he does.

Ms. Heaney explained that the process for an ordinance is to go through the Planning Board, they are then required to hold a public hearing and then it goes to town meeting for a vote. Mr. Dingman feels that it should be part of the Master Plan vision. He added that it could go through the Planning Board Site Plan Regulations without town vote (only a public hearing). The secretary reminded him that Site Plan is only for commercial properties.

Mr. Dingman asked if Mr. Ford could bring him the photos. He assured Mr. Ford that the HDC will read the State law and will discuss this at their next meeting. Mr. Ford will try to get the photos to Mr. Dingman.

SAFE ROUTES TO SCHOOL PROJECT REVIEW:

Mr. Dingman explained that HDC comments are required. He added that he is in support but would like to see minimum disturbance of any stone walls. Mr. Capone stated that they may have to replace some but plan to do so in kind and to match the grade. He added that there is one change in which the sidewalk on Mayhew St. is to go on the north side and Mr. Bucklin, Highway Supervisor, is to rebuild the street next year. A discussion followed about the lady who wants to put in a wall. The HDC approved the plan.

TOWN CRIER SIGN:

The HDC is in favor of bringing this sign back to the Square. Ms. Cote stated that the Select Board has had some discussion as to exactly where to locate it for more visibility. They will cover it with plexi-glass. The HDC was okay with wherever they want to locate it as long as it is back in the Square.

OTHER: GRANTS

Mr. Dingman stated that there is a grant for the Historic Resources Section in the Master Plan. Mr. Capone stated that he is to get the contract with LRPC signed.

Mr. Dingman said that there is a grant for \$4,000 for an architectural historian for the Old Town Hall. Ms. Heaney added that she has applied for an LCHIP grant to underwrite some of the restoration of the Old Town Hall.

MINUTES OF MAY 13, 2014: The following amendments and clarifications were made: Page 1, 2nd paragraph, 1st line, following “felt that the” insert “applicants desire to repair and change the” and change “door” to “doorway” and add “on the Rollins block building”. Last paragraph, first line, following “changed” insert “and not just repaired”. 2nd line, replace “they” with “the Commission” and last line, following “prefer” insert “true” and replace “lights” with “lites”. Page 2, 1st paragraph, 1st line, replace “the door” with “the side door to the left of the front entrance”. 5th paragraph, 1st line, following “wish to” insert “cover the exposed wood beam with metal to” and before “frame” insert “window”. 2nd line, replace “lentil” with “lintel”. Page 3, under Unfinished/New Business, 2nd paragraph, 1st line, replace “that they have” with that they are planning to apply to put”. 3rd paragraph, 2nd line, following “necessary” insert “repair” and following “\$85,000” insert “allocated at the 2013 town meeting”. 3rd line, replace “LChip” with “LCHIP”. Last paragraph, 1st line, following “Historic” insert “Resources”. Page 4, 1st paragraph, replace “than” with “then”.

L. Douglas made a motion, second by J. Cote, to approve the minutes as amended. The motion carried.

-5-
HDC Minutes
6/10/14

NEXT MEETING:

The next meeting of the HDC will be held July 8th at 7:00 p.m. with the continuation of Mr. Hertrich's sign approval. Also, applicants have until noon June 13th to apply.

With no other business before the Commission, J. Cote made a motion, second by S. Heaney, to adjourn at 8:30 p.m.

Respectfully submitted,
Jan Laferriere,
recording secretary