

HISTORIC DISTRICT COMMISSION  
MINUTES  
May 12, 2015

**APPROVED as amended & clarified:**  
**6/7/15\_\_jrl\_\_\_\_\_**

- AGENDA: MEET NEW SELECTMEN'S REPRESENTATIVE  
ELECT OFFICERS  
DISCUSS RSA79-E  
1849 TOWN HALL MEETING ON MAY 30 - PREPARATION
- ATTEND: Clay Dingman (Chairman), Betsy Schneider (Sel. Rep.), Sandra Heaney,  
Dorcas Gordon
- ABSENT: Larry Douglas (Vice Chairman)
- OTHER: Michael Capone (Town Administrator)

The meeting opened at 7:00 pm.

**ELECTION OF OFFICERS:**

Ms. Gordon made a motion, second by E. Schneider, to re-elect Clay Dingman as Chairman.  
The motion carried.

Mr. Dingman made a motion, second by D. Gordon, to elect Sandra Heaney as Vice Chairman in  
the absence of Mr. Douglas. The motion carried.

**MEET NEW SELECTMEN'S REPRESENTATIVE:**

Ms. Schneider was welcomed to the Commission.

**DISCUSS RSA 79-E:**

It was noted that historic structures are included. Mr. Capone distributed maps of the district to  
cover that the Selectmen have tentatively accepted. They began with the Historic district and  
then expanded to the Downtown Commercial district.

Ms. Heaney stated that there are a lot of historic structures outside of this (along Summer and  
Lake Streets, especially). Mr. Dingman explained that the RSA points out listing a district and  
adding other properties that are on the National and/or State Registry. Ms. Schneider questioned  
why the HDC didn't include the Old Town Hall in the Historic district. It was explained that  
they started out small and have not expanded.

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DISCUSS RSA 79-E continued:

Ms. Heaney and Mr. Dingman suggested that the 79-E district be expanded to include Village Commercial. A discussion followed. Mr. Capone explained that the RSA leaves a lot to the discretion of the Select Board but must provide provisions of a RSA 79-E district. He will bring the suggestion of including the Village Commercial district to the Select Board.

Mr. Dingman congratulated the Board and Town Administrator for doing this. Ms. Schneider explained that only historic buildings are included if they expand more and not all buildings are historic. Mr. Capone added that LGC seemed to think that any building could come under this RSA. He then read the definition in the RSA as well as for Historic structures. Ms. Heaney stated that it also says that they must be on a registry in another place and she feels that getting onto the registry is such a lot of work that most will not bother. Ms. Gordon and Ms. Schneider felt that we should start slow with this.

MINUTES OF AUGUST 12, 2014:

S. Heaney made a motion, second by D. Gordon, to approve the minutes as read. The motion carried with one abstention.

MAY 20<sup>TH</sup> MEETING:

Mr. Dingman explained that there will be a tour by Sandra Heaney at noon, explaining just what has been done to the Old Town Hall. Following this, at 1:00pm, the Select Board will hold a discussion as to the future use of the building. Their goal is to gather the suggestions. Mr. Dingman asked if he could print up a factoid sheet of the past history of the building so as to give these out. Mr. Capone will check into this.

Mr. Dingman mentioned that in 1819, N.H. voted in the parting of Church and State which resulted in Town Meeting Halls. He also said that the 2013 survey showed that the majority of folks wished to preserve the building.

LAMP POST BANNERS:

Copies of various historic photos are planned for new lamp post banners. Mr. Dingman hopes to get these up by Memorial day.

MASTER PLAN RESOURCE SECTION:

Mr. Dingman explained that we received a grant to re-write this section. We have been working to get this up to the standards required by the Concord Historical Resources Assoc. Mr. Dingman will bring this up again in the next meeting or so.

HISTORIC DISTRICT GUIDELINES:

Mr. Dingman explained that these were developed to aid in determining what the HDC prefers. The HDC strongly encourages that these be followed. It is up to the Commissions discretion as to various ideas fit in.

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**OLD TOWN HALL NATURAL RESOURCES:**

Mr. Dingman stated that if the proposal is deemed okay, it could be submitted by late summer (for getting onto the National Registry). Ms. Heaney added that the Old Fire Station is now on the State Registry. She is going to try for an LCHIP grant to help with the painting of it.

**ENFORCEMENT IN THE HISTORIC DISTRICT:**

Mr. Dingman stated that enforcement needs to be consistent and he questioned the flashing "OPEN" sign in the Downtown Square. Mr. Capone explained that they have been told about this. It seems that the switch for turning it on is the problem in that one way keeps it steady and the other makes it flash.

Mr. Dingman also mentioned the temporary sign ordinance was changed last March so that there is now a limit of 30 days just 3 times during a year. This was done to eliminate the "temporary banners" that were being swapped over every 30 days, making them permanent. Ms. Heaney added that the ordinance was originally done to allow new businesses to use one until they got their permanent sign.

**COMMUNICATIONS:**

There were several e-mails with Christina Goodwin concerning the Bristol Diner. Mr. Dingman stated that at the time, Mr. Nialez was told that he could do maintenance and repair but if he made any changes, he would need a Certificate of Approval. A discussion followed in which it was thought that he was also told that a patio beyond the deck would require an amendment to his Site Plan. The Conservation Commission was involved and DES was to be notified but nothing more was brought back to them.

**NEXT MEETING:** The next HDC meeting will be held on June 9<sup>th</sup> at 7:00p.m. Applicants have until noon on May 15<sup>th</sup> to apply for a hearing for that date.

With no other business before the Commission, S. Heaney made a motion, second by E. Schneider, to adjourn at 8:20p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary