

**APPROVED
APRIL 7 2022
HDC MEETING**

Members Present: Chair Rodney Rowland, Vice Chair Irene Bush, Kate Murray, Ruth Zikaras

Absent: Tom Maher, Elaine Nollet, Judy Groppa and Julie Thomas.

The meeting was held in the Macomber Room. Chair Rowland called the meeting of the New Castle Historic District Commission to order at 7:02 pm. Rowland stated the application had been published, fee paid and abutters notified. All Commission members present will be voting.

1. Public Hearing for David Borden, 52 Main Street for a new cafe sign

Guest: Doug Palardy

Mr. Palardy is a tenant of unit 1 in the building and will be running the café. He is looking to install a blade sign that conforms to maximum size requirements which is 4' square in the commercial district. The sign is simple, it is a blade sign, and Palardy would like a sign that looks like the Great Island sign with a finial on the end. A potential change could be the extension rod that holds the weight of the sign, possibly a cable that would be less visible, if the commission approves. Kate Murray questioned the square feet because the diagram is rectangular. Palardy advised that the building inspector approved the sign's location to the right of the door.

Murray asked the color of the sign which will be gray with some red shading on the letters. It will be made of dura wood, a composite. Palardy is also having a new awning made, with "Coffee, Breakfast, Brunch" printed on the awning.

Chair Rowland asked if there was anyone in the public to speak to for or against. There was no one and the public hearing was closed.

M/S/P Murray motioned to approve the sign as presented, Irene Bush seconded. All approved including the Chair.

2. Continued Work Session for Robert Deflorio and Vicki Reed, 42 Piscataqua St., Map 18, Lot 24 for demolition of rear addition, move the house back from thre street and add a new addition.

Guest: Brendan McNamara, Robert Deflorio, Vicki Reed, Wally Mallett, and Larry Doyle.

The Chair advised that the Commission had a site walk today to look at the property.

McNamara stated that at the last work session, there were three large issues:

1. The three-foot raise of the house has been reduced to a 1' 8 ½" raise, all based around the stair risers to the street. From the street to the first floor there are now six risers. At the site walk, there was a discussion about showing too much foundation. Now the foundation shows two feet of real stone veneer foundation.
2. There was a 2nd floor balcony on the east side above the east porch which has been eliminated
3. The third issue was the North elevation. If you were on Steamboat Lane, from down the hill and walking up the street, you would see what was proposed as a pizza oven, which was not well received and has now been eliminated. The double fireplace has been reduced to one interior fireplace with an exterior chimney, so the depth of the North gable has been reduced and they have also reduced the size of the chimney to a more traditional small chimney.

The changes are subtle, they have essentially brought the ground up by reducing the reveal, the second-floor balcony has been eliminated and now has a roof, and the size of the chimney has been reduced. As a result of the chimney being reduced, they have also pulled the windows apart, as there was some dissension as to how compressed the windows were around the chimney. The windows are now centered over the French doors below.

The boat house has moved forward 5', instead of being in the corner, and if they receive aesthetic approval from the HDC, they will still need BOA approval for the boat house.

The Chair asked if the Board had any questions. Murray asked about the materials and McNamara stated there was a metal roof over the back French doors, but the roof has enough pitch for an asphalt shingle roof. The Chair stated that no metal roofs are in the historic district and they would need a more traditional roof. Rowland asked if the main house has an asphalt shingle roof and it does. Kate Murray asked about the door and McNamara informed that the front door will maintain the glass panels on top with solid panels on the bottom and lights over the door.

The Chair opened the hearing to the public.

Wally Mallett asked how far back from the street the house is being moved. McNamara advised it is being moved back 3 ½ feet and also moved to the left 3 ½ feet, adding that it puts the house more in line with other buildings because

currently the house sticks out to the road. Mallett thought that pushing the house back would put it out of line with other houses on the street, however, McNamara showed Mallett the plan and how the house sits on the street adding that anyone could go by the house as it had been staked out earlier that day. The Chair then presented a streetscape picture taken this winter showing that the house is in fact closer to the road than houses to the left and right of it.

Larry Doyle asked about the boat house and whether there would be boats in it or if it would be used for a garage, or possibly a third residence and whether it is going to have plumbing. McNamara showed pictures of the boat house and Robert DeFlorio advised that it will be used as a shed, they are not planning on making it into a guest house. It's just a fancy shed.

There being no further questions, the public hearing was closed.

McNamara asked the Commission if there was a sense that the plans might meet their approval. He then advised that the applicants wanted to revisit whether the Commission would allow a second-floor deck over the porch. The Chair advised that it is very difficult as this proposal has gotten very ugly in the past with other applications, adding that in the oldest part of the district, you don't see second story decks, although you may see them further past the yacht club. DeFlorio stated that it's a small deck, not a big entertaining deck but the applicants would like to be able to look at the view. The Chair advised the problem is that it's visible from two streets. Vice Chair Bush agreed with the Chair. Rowland advised that the applicant's neighbor asked for a second floor deck a few years ago and it was denied, and he then put the house on the market.

McNamara asked for clarification of whether another work session was needed or should they submit an application for a public hearing and the Chair confirmed that the next step is to submit an application for public hearing. DeFlorio confirmed that the BOA is a different process and McNamara asked if they should come back to the HDC for a public hearing without the BOA approval in place or go before the Zoning Board first. The Chair advised that the risk is that if either land use board changes something, it could affect what is before the HDC so the preference is to get BOA approval first and then come for public hearing before the HDC. McNamara stated he doesn't believe they have to go to the Planning Board but they need a conditional use permit so they need a variance.

DeFlorio stated it seems to make more sense to go to the BOA first since the plans have already been presented to the HDC. The Chair advised to look at the dates of hearings and calculate the submission deadlines. McNamara advised that when they come back before the HDC, they will have more details. They will be using Green Mountain windows which are all wood windows made in the traditional style, the casing and sill are integral to the window itself. They are not made like a standard modern window; they are built so the entire assembly fits into the wall. The Chair added that lots of historic restorations are using them.

McNamara stated that the exterior trim will be all wood of some description, and asked whether they could use cedar. The gutters on the house are showing half round copper gutters. The Chair stated he likes the copper gutters and the way they weather. McNamara stated the alternative is wood gutters but would have to be faux wood gutter.

The brick on the chimney will be faux made by a company in Maine that makes traditional brick but cut like a veneer. There will also be cut veneer stone for the foundation. The Chair asked if the roof shingles will be black architectural asphalt shingles. Vicki Reed asked about wood shingles and whether they would be approved. The asphalt shingle is a faux wood shingle. McNamara advised the homeowners to get the approval for asphalt and if they want to change to wood, asked the Chair if it would be a simple administrative change. The Chair directed the owners to the corner of Main & Atkinson Streets as they recently installed wood shingles but advised the applicant that the code recently changed to be Class B shingles for fire retardance.

Reed commented they may want to change the entry to a double staircase for symmetry, as it is presently single sided. A double staircase may be incorporated into the final plans. The Chair advised that for the public hearing, they will need a materials list and stated that anything that's not traditional materials, they should bring a sample. DeFlorio thanked the commission for coming to the house.

3. Approve minutes of December 2, 2021

M/S/P Irene Bush moved to approve the minutes of December 2, 2021 as amended; Kate Murray seconded. All approved including the Chair.

Approve minutes of March 3, 2022

M/S/P Irene Bush moved to approve the minutes of March 3, 2022; Murray seconded. All in favor including the Chair.

4. Any New Business (FEMA regulations)

The Chair had a lengthy conversation with the Chair of the Planning Board and the Building Inspector as they are trying to amend the zoning regulations to reflect current FEMA regulations. What triggers this requirement is if a homeowner is spending over 50% of the building value in a 5-year period, then they automatically have to conform to FEMA regulations.

In order to protect the historic district, there are 2 options; 1. is a simple waiver (don't have to do it) 2. A variance; if you own property in the flood plain, and you are being forced to make changes due to FEMA flood regulations, will have to

apply for a variance from the ZBA and then come before the HDC about what you want to do to protect your home. They were trying to get these proposals done to present at this year's town meeting but Rowland didn't see it in the draft and believes it is going to have to wait for next year's meeting. The Chair tried to talk to the State because he is afraid people may put houses on stilts.

M/S/P

Kate Murray moved to adjourn; Irene Bush seconded. All approved.

Meeting Adjourned at 7:50 pm.

Respectfully submitted,
Diane L. Cooley, Recording Secretary