

Approved as prepared
at 19 Oct 2023 meeting



Minutes
2023 Sep 21
237A Atlantic Ave.
Town Office Conference Room

Present:

Donna Etela, chair
Vicki Jones
Jim Maggiore

Susan McCullom-Barry
Carol Seely
Cynthia Swank

Alternates: Nancy Monaghan, Jane Robie

Absent: John Sillay

1. Call to Order 9:31AM

2. Treasurer's Report.

July 2023. The Commission has \$10,253.81 available in the Heritage Fund plus the \$1000 operating budget for the new fiscal year. There also is \$17,550 parked in the Heritage Fund for the Walkway project only. The report was approved unanimously. [Jones moved, McCullom seconded]

August 2023. On August 31 there was \$27,600.73 in the Heritage Fund. Interest of \$71.92 and \$725 representing the unspent portion of the past fiscal year's operating budget had been added. The new fiscal year budget is \$1000 and \$10,050.73 is available to the Commission in the Heritage Fund with another \$17,550 dedicated to the Walkway project. The report was approved unanimously. [Jones, McCullom]

The Chair then reported that the Heritage Commission had received a letter from the Casassa Law Office that the Commission was a beneficiary of the Josephine Lamprey Revocable Trust, a \$10,000 bequest for unrestricted uses and purposes. The check will be issued in October and according to our bylaws must be accepted by the Select Board after a public hearing. That hearing will occur as part of the regularly scheduled Select Board meeting of October 24. The check can be deposited in the Heritage Fund beforehand.

3. Approval of Minutes.

July 20, 2023. The Heritage Commission minutes as prepared were approved unanimously. [Jones, Maggiore]

Demo Review Minutes. August 11, 2023. The minutes of the Demo Review Committee for the barn at 111 Walnut Ave were approved as prepared. [Maggiore, Etela]

Demo Review Minutes. September 12, 2023. The minutes of the Demo Review Committee for the structure at 180 Lafayette, formerly a restaurant and dating from about 1950, were approved as prepared. [Maggiore, Robie]

4. Old Business

Past Perfect/Web site update. Swank reported that she had added images of the two buildings referenced in the Demo Review Committee minutes to the Demo Review Collection on PastPerfect, the link to which is available on the Commission's webpage.

Barn Easement procedures re LBH properties. Maggiore, despite several emails to the LBH Commissioners, has not received any response. When asked, Maggiore's only explanation is the pending suit regarding the revaluation, now working its way through the Board of Land and Tax Appeals. He recommended that the Heritage Commission continue with its current procedures until Little Boar's Head Heritage Commission or LBH Commissioners respond.

Pocket Park/ Bridge Rail placement. Maggiore looked at the GIS map regarding the property on the east side of the rail trail but had not made copies. It is town property.

While a decision was made at the last Heritage Commission meeting, held in July, that a suitable location would be near the Clerk/Collector and Town Office buildings, the Chair pointed out that there is now more information about what is happening in the area.

A walkway from the Town Office to the Clerk/Collector's building along the east side of the parking lot has now been decided upon. It had been in the Walkway Committee's original plan and then deleted. It is to be an asphalt sidewalk similar to the one on the west side of the parking area. Snow is still going to be plowed onto the east side of the parking area and may affect placement of the bridge railing. The Chair noted that it will be large, eight to ten feet long, several feet wide, and possibly curved.

In all likelihood, the Commission and Town will need to wait until the NH Department of Transportation is working on Drake Bridge, and then make decisions about placement, foundation, and signage for the piece.

Action items. None not already discussed.

5. New Business

Review of Potential Zoning Ordinance at Request of Planning Board. The Chair had sent out the proposed ordinance relating to ADUs and the big house, little house, back

house, barn configuration of some 19th century farms. The Planning Board had requested that the Heritage Commission and the Agricultural Commission chairs attend and discuss their reaction to the draft at a PB meeting the next day.

The Chair asked for discussion so that she might describe members' thoughts and concerns. A lengthy discussion ensued with several expressing the sentiment that over the years such a configuration has evolved as original uses of the spaces had most likely changed.

It was suggested that if only the barn and not the intervening spaces are considered, there may be few owners who would be willing or could afford to convert part of a barn into an ADU. The proposed ordinance seemed to be cutting out other possibilities if it were limited to the barn only. There also is the desire to save not only the barns but also agricultural accessory buildings that are described in 79-A, the barn preservation easement statute.

All agreed that the proposed ordinance has a worthwhile goal, and that it needs to be as clear and simple as possible. Members also recognize that revisions are often made once the Planning Board gains experience with a particular ordinance's interpretation by others.

6. Next Meeting Date & Location. 10/19/23 @ 9:30am

7. Adjournment. 11:08 am

Cynthia G. Swank
Recording Secretary