

Approved at  
17 May 2018 meeting



Special Meeting  
10 May 2018  
237 Atlantic Avenue

Present:  
Paul Cuetara  
Jane Currivan  
Jim Maggiore  
Jane Robie  
Cynthia Swank

Alternates: Carolyn Brooks, Jeff Hillier

Absent: Donna Etela, Vicki Jones, Nancy Monaghan

Presiding Officer Cynthia Swank called the meeting to order at 9:38 AM. Hillier to vote for Etela who had recused herself as she and her husband, Lauri Etela, are the applicants.

**Discretionary Barn Easement Application - 75 Exeter Road.** Review application and decide upon our Recommendations to the SB.

Swank turned over discussion of the agenda item to Hillier who had been chosen at a regular meeting of the Commission to be the lead in managing the Commission's application process. All members and alternates present had reviewed the application and seen the barn.

Hillier referred to RSA 79-D:3 and provided a brief summary of the process and the three areas to consider in determining whether the barn provides at least one of the three public benefits described in the statute. He noted that the Etelas seem fully committed to maintaining the structure as evidenced by their purchase of the property and subsequent repairs.

All agreed that:

1) there is scenic enjoyment of the barn by the general public from a public way and noted its siting on one of the main entry roads to the rest of North Hampton.

2) the applicant had described the historical significance of the property due to the age of the house, and the historical importance of both the Page and Dearborn families in the early settlement of the town.

3) Members noted that Pagetown is considered an historic area in North Hampton and, considering the work performed by Etela and others on the Heritage Commission relating to gaining State or National Register status for several properties, members felt confident of the eligibility of the property for a listing on the State Register of Historic Places as the Etelas state in the application.

Cuetara moved and Currivan seconded that the Commission recommend to the Select Board approval of a discretionary barn easement. The motion was approved unanimously.

All agreed that the structure met all three criteria and that condition of and maintenance efforts by previous owners and the Etelas make the barn worthy of this benefit.

There ensued a lengthy discussion about some elements of the Assessor's memo and attached property card. The Commission then voted unanimously to approve a recommendation to the Select Board that the barn be accorded the maximum benefit available at 25% of its full assessed value. (Cuetara moved, Robie seconded).

It was the intention of the Commission to have the recommendation submitted in time for the May 14th Select Board meeting but all agreed that it would best for Maggiore to obtain clarification from the Assessor before having the Commission's recommendation forwarded to the Select Board so that the Select Board meeting can be handled in a more expeditious fashion. The two elements of most concern were the discrepancy in the square footage, not of the barn itself but of the periphery, and the 50% condition noted on the property card. All agreed that the Commission has no role in this portion of the application process. and, in fact, would have preferred that the past practice of not having the dollar impact information provided had been followed.

Adjournment: 10:29 am. Next regular meeting, May 17 at 9:30 am.

Cynthia G. Swank  
Recording Secretary