



Thursday, October 5, 2023

Community Development Department Conference Room, 7:00PM

Present: Brad Dinsmore (Alternate), Frank Farmer (Alternate), Peter Griffin (Regular - Vice-Chairman), Renee Mallett (Regular - Chairwoman), Carol Pynn (Regular), Derek Saffie (Regular - Secretary)

Meeting was opened at 7:05PM.

Mr. Dinsmore was seated as a regular to fill the vacant regular position.

Mike Specian, Chairman of the Conservation Commission, shared progress on reestablishing the Campbell Farm Sub-Committee to address the plan for the artifacts that are now in storage. Mr. Specian asked that the HDC/HC select two members to join the Sub-Committee.

Mr. Specian invited the HDC/HC to a site walk at the Gage Lands to be held on October 11th at 4:00PM. The purpose of the site walk is to assess any possible destruction of the historic stone walls by abutters. The Conservation Commission will bring any violation of the protections for stone walls to the attention of town counsel. Mr. Specian asked the HDC/HC to provide any documentation of efforts they've previously made to make abutters aware of the protected status of the stone walls.

Aaron Orso presented, on behalf of Cedar Crest Development, plans for the development of the historic property at 5 Bissell Camp Road. Mr. Orso was looking for feedback from the Commission on the proposed development, which will be named "Faraway Tree Estates." He shared conceptual renderings of the homes and a list of exterior materials. The two existing buildings on the site are in poor condition and will be razed. However, there are plans to work the existing pond into the new development.

Mr. Orso explained the updated plan to widen Bissell Camp Road without bringing the road any closer to the historic home that would have been impacted in previous plans. Ms. Mallett asked if the new plan for the road will have any wetlands impact. Mr. Orso stated they will still need to apply for a waiver for wetlands impact due to the road with the new configuration. In answer to Ms. Mallett's question about plans for the historic well on the property, Mr. Orso confirmed that the well will be filled in.

Mr. Dinsmore asked if there was any evidence of stone foundations from the original camp on the property. Mr. Orso had not seen any historic stone structures on the property except for the well.

Ms. Pynn asked about the siding to be used for the homes. Mr. Orso explained that while they plan to use composite siding, he may incorporate siding that is formed to look like historic clapboards.

Karl Dubay presented his plan for an addition to the historic building at 59 Range Road. The proposal is to build a single enclosure on the back of the building while keeping the existing footprint of the more modern additions that have been added over several decades. The plan will also eliminate a circa 1970s chimney at the back of the building.

Mr. Dubay also asked for input from the Commission on removing shrubs in the front of the building. The property owner offered to keep or replace any plantings the Commission wanted retained.

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In addition to the construction at the rear of the building, an exterior staircase will need to be added to the side of the front patio to provide a second emergency egress as requested by the fire department. The staircase will tie into the existing sidewalk at the front of the property. Mr. Dubay offered to come back before the Commission, along with the property owner, with a more detailed plan for the staircase.

Mr. Griffin made a motion to accept the plan as presented pending the Commission being provided the exterior materials and design of the staircase; seconded by Mr. Saffie, 5 - 0.

There were no additional TRC updates.

There were no additional DRC updates.

Mr. Griffin reported that the Town Center Beautification Sub-Committee has hired a landscape architect who will create a landscaping plan for the area behind the Bartley House.

There were no minutes from the September meeting to approve. Ms. Mallett will provide members with the minutes to be approved at the next meeting.

Mr. Saffie provided an update on the *Nutfield: Then and Now* book. He spoke with Peter Gumaskas on Wednesday and Mr. Gumaskas agreed to begin the process of photographing the historic properties in Derry and Windham. Mr. Gumaskas also attempted to contact the Londonderry Historical Society to ask for their help in locating historic images of Londonderry but he has not received a response.

Mr. Farmer shared an update on the historic district signs for the Governor Dinsmore wall and Indian Rock. Mr. Senibaldi would like the signs to be moved out of the CDD building basement and installed at the sites. Ms. Mallett and Mr. Griffin worked together to select the locations to install the signs such that they should not need to be moved for future plans to develop pocket parks at the sites. Mr. Farmer estimated a cost of \$1,500 to install the signs.

After meeting with a representative of the Manchester Memorial Company it was determined that there is no ideal location to place a plaque commemorating Edward Searles at the Governor Dinsmore wall.

Mr. Griffin received approval from the school board to install a historic site sign at London Bridge Causeway (LBC). He suggested the money that was earmarked for the Edward Searles plaque could be instead put towards a sign for the LBC.

There was discussion of the style of sign to install at the site, which included establishing that there is nothing codified regarding the style of signs installed at historic districts or historic sites. Ms. Mallett will add an agenda item for the next meeting to further discuss establishing standards for signage.

Mr. Farmer estimated that a historic district style sign for the LBC would likely cost around \$3,000, but he will obtain a quote.

Ms. Mallett reported there was approximately \$7,200 left in the budget for this year which could possibly be encumbered for a future sign at the LBC.

Mr. Farmer suggested the Commission should locate the existing plaque at the LBC that was placed there as part of an Eagle Scout project before finalizing any style or wording for a new marker. Mr. Griffin shared that there may be an upcoming Eagle Scout project to build a kiosk at the site with more detailed history.

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Mr. Griffin made a motion to further encumber the amount designated for the Edward Searles plaque to be used for future signage at the London Bridge Causeway; seconded by Ms. Pynn, 5 - 0.

Ms. Pynn asked about HDC/HC input into landscaping at the front of Town Hall. With this being in the purview of the Town Center Beautification Sub-Committee and possible preservation work to the building this discussion was tabled at this time.

Mr. Dinsmore expressed his concern that there are historic gravestones in the town's cemeteries that are in dire need of proper restoration and repair. Mr. Griffin asked Mr. Farmer if the Cemetery Trustees allocate any portion of their annual budget for the repair of gravestones. While the Trustees do not currently budget for gravestone repair, Mr. Farmer said Mr. Griffin and Mr. Dinsmore are welcome to attend a Trustees meeting to discuss their concerns. Mr. Dinsmore will try to establish an estimated cost for repairing the gravestones. There was general agreement by the Commission that his matter should be pursued.

There was a brief discussion of the 2024 budget. Ms. Mallett will confirm the deadline to submit an updated budget proposal.

Mr. Griffin reported that Mr. Senibaldi had asked that the Commission consider funding \$3,000 of brush cleanup work behind Governor Dinsmore wall. Ms. Mallett asked if this was intended as a one time cost or an annual expense; Mr. Griffin answered that that was to be determined. There was continued discussion of the town's responsibility to maintain all Historic Districts. Ms. Mallett will email the Town Administrator to seek clarification on who is responsible for the maintenance of the Historic Districts.

Mr. Griffin motioned to adjourn the meeting at 9:18PM; seconded by Mr. Saffie, 5 - 0.

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