

Newington Historic District Commission – FINAL Minutes

Tuesday October 16, 2018

10:00 a.m. to 12:37 p.m.

TOWN OFFICES

Members	<ul style="list-style-type: none"> √ Ted Connors Member (2020) joined at 10:16, left 11:27 √ Christopher Cross Member (2020) √ John Lamson Member (2021) left 11:33 √ Edna Gove Member (2021) √ Lulu Pickering Member (2020) √ Maxine Mintz Pottier Member (2020) left about 12:05, returned 12:20 √ NellAnn Hiatt Alternate (2020) Elaina D’Orto Alternate (2021)
Guests	<ul style="list-style-type: none"> • Peter Welch, Library Trustee and Lara Croft Berry, Library Director
Meeting schedule	<ul style="list-style-type: none"> • The HDC will hold meetings on the 3rd Wednesday of each month at 10:00 a.m. in the Town Offices.
Minutes	<ul style="list-style-type: none"> • Approved the minutes from the last meeting with minor changes (motion by Edna Gove, second by John Lamson, unanimous approval). Be consistent, use Edna Gove, not Edna Mosher.
Annual CLG report	<ul style="list-style-type: none"> • Approved the annual report with one minor change so it can be sent to the state by the end of October (motion by Chris Cross, second by Edna Gove, unanimous approval).
Budget	<ul style="list-style-type: none"> • Selectmen approved our 2019 budget request as submitted.
HDC standard operating procedures	<p>Discussion by email (attached) about whether to add a Section 106 proposal as an agenda item at a formal HDC meeting prompted a long discussion on how the HDC should handle such requests, as well as how the HDS should interact with other town boards. Major points in the discussion, in no particular order, were:</p> <ul style="list-style-type: none"> • There are four distinct land use boards in Newington: Planning Board, Historic District Commission, Conservation Commission, and Zoning Board of Adjustment. These boards are independent entities but coordination between the boards is important. • The HDC may receive Section 106 review requests before any other board in town. There is no RSA requirement that the HDC wait until after a Planning Board review to engage in the process. The Planning Board could also benefit from an early decision by the HDC that identifies any historic resources that may be impacted by the proposal and determines the extent of the impact. • The HDC receives 3 types of requests: Those pertaining to one of the two Newington Historic Districts, those related to a formal Section 106 review request, and those that fall under the mantle of Newington as a Certified Local Government (CLG). • For proposals that relate to changes in a Historic District, the HDC is the deciding body, but for proposals that are not in an historic district (i.e., under the CLG mantle), the HDC serves in an advisory role.

	<ul style="list-style-type: none"> • Step one: When a new proposal (Historic District, CLG or Section 106) comes to the HDC, the HDC will notify other boards in town and forward the information to them. All boards (Selectmen, Planning Board, ZBA, and Conservation Commission) will be notified. • Similarly, the other boards should also notify the HDC as soon as a new proposal comes to them. • The HDC will add the new proposal to its next regularly scheduled meeting so members of the board can be informed of the proposal and so the HDC can discuss whether the proposal/request should be added to the agenda of an HDC meeting for formal review and comment. • If a proposal is to be added as a new agenda item to an HDC meeting, the HDC will notify other town boards and any outside parties involved in the proposal and invite them to a formal, public HDC meeting to review the proposal. • At the public meeting, the HDC will discuss the proposal, ask questions of the parties as needed, and go on the record with an official finding on the proposal's impact on historic resources. These discussions must include each historic resource impacted by the proposal; how each resource could be impacted; the extent of the impact (negligible, moderate, severe); and what avoidance, minimization, or mitigation measures are applicable. • This process will apply to proposals in any historic district (HD proposals) and to proposals that destroy, substitute, or change a historic resource no matter where it is located in town (CLG proposals). The HDC will review, for example, impacts on scenic roads, stonewalls, fields, viewscapes, etc., and impacts that change the scale, size, height, color, texture, or appearance of a historic resource.
EBI Consulting	<ul style="list-style-type: none"> • Yes, the HDC will add this request as an agenda item to a regular meeting and invite parties to attend.
Master Plan	<ul style="list-style-type: none"> • The HDC is the entity that is responsible for creating and updating the lists of historic resources in the Town of Newington. • The Planning Board uses these lists when it creates the Historic Resources chapter of the Town Master Plan. • Lulu will look into what inventory of historic resources already exists and contact Rockingham Planning Commission to coordinate with their lists.
How to be added to the agenda of an HDC meeting?	<ul style="list-style-type: none"> • Confusion – it is unreasonable for folks to believe that a proposal can be added to the agenda of an HDC meeting, when the request/proposal is submitted the night before. • As part of its standard operating procedures, the HDC requests that information comes in two weeks before the next meeting, but certainly within a week of the meeting. A request to be added to the agenda should include the plan, or map, or description of what will be discussed so that information can be disseminated to HDC members beforehand.
Langdon Library parking proposal	<ul style="list-style-type: none"> • This proposal was not on the agenda but representatives of the library were in attendance. • The HDC board agreed that Peter Welch could give a brief overview of the parking lot being proposed, but the board would follow its new procedures and schedule a formal review at the next scheduled meeting. The design of the lot will be distributed to the board members before the meeting.

Old Town Center plan	<ul style="list-style-type: none"> • Non-public session 12:00-12:15 pm for review of tree cutting bids for 2018 work. • The HDC received three bids (Knowles Tree Service, Burkes Tree Service, Russell Orzechowski) for the removal of trees in front of the old stone school, behind the old parsonage and in the back corner of the lot that includes these buildings. • The highest bid was \$7,800. The board choose the lowest bid and the contract was given to Russell Orzechowski.
Meeting adjourned	<ul style="list-style-type: none"> • 12:15 p.m.

Lulu Pickering
HDC Member
November 17, 2018

Late September 2018 email stream about adding the **EBI Consulting cell tower proposal** as an agenda item to an HDC meeting, or not.

Participants: Gerald Coogan (Town Planner); Martha Roy (Town Administrator); DenisAnn@Comcast.Net (Planning Board); Lamson John; Edna Mosher; Ted Connors; Maxine Pottier; Chris Cross

Lulu	<p>This email is a “virtual HDC meeting.” Please respond so I can gauge the committee’s thoughts.</p> <p>The attached documents relate to a plan to erect a cell tower off Shattuck Way where the new Storage Barn facility is being built.</p> <p>Please let me know if you have concerns about any of the issues that the HDC needs to consider to protect historic resources in town.</p> <p>As far as I can see, there are no historic resources that would be impacted by this proposal, and we can respond that we do not have to review the information further.</p> <p>So let me know your vote (yes/No) on these questions:</p> <p>_____ Do you agree that no historic resources are impacted and the HDC does not need to consider this proposal further?</p> <p>_____ Do you agree that a quorum from this virtual meeting email can be used to convey the HDC’s decision?</p> <p>_____ Do you think we need to wait a month for a face-to-face meeting at our monthly meeting to make a decision?</p>
Martha Roy	Is this the correct process? HDC first? I wasn’t sure.
John Lamson	I think a cell phone opinion would work in this case we are not making an official ruling. I don’t think there is reasonable adverse effect here.
Chris	<p>I am very familiar with this challenge to our legal process for telecommunication facilities. Recommend no response until a formal application is filed.</p> <p>Question: Did DHR consider that this tower would be within view of the Bloody Point RR station, the Isaac Dow House, and the Rollins Farm retail and Derochmont med-office restoration?</p>
Maxine Pottier	<p>If a response is not time sensitive. we could wait for our scheduled meeting.</p> <p>What are the towers dimensions? What if any revenue would be received by the town/property owner? Who would this tower serve? What would be the extent of its visibility?</p>
Jerry	<p>We feel Verizon is doing an end run around the PB by going through the "106" process. I've rec'd information from Verizon re: 106 and requested they come to the Planning Board first. In late 2017, the Planning Board told Mark P to remove the cell tower reference from his site plan as it is not permitted in that zoning district. In addition, the site is presently maxed out. They keep persisting. Please refer Verizon and their agents to Martha and the Planning Board.</p>

Lulu	<p>My understanding from speaking with the folks in Concord last week is that NH DHR signed off last May on this Section 106 request to their office – because there were no historic resources in the vicinity of the location of the proposed cell tower. Any time a request comes into NH DHR, they ask that the applicant also contact the local CLG and HDC.</p> <p>Yes, it is a planning board issue and the ball is totally in your court on how you want to handle that. The HDC can only comment on whether historic resources could be impacted by the proposal and become involved only if there are. Like the NH DHR folks, I'd be hard pressed to identify any.</p> <p>The same group (EBI Consulting) also contacted the town and HDC earlier this year about placing cell tower equipment on top of the Sprague silos.</p>
Jerry	<p>The site in question, 2211 Woodbury Ave., abuts two parcels that are considered historic resources: Isaac Dow house and the Beane Farm. Motorists traveling south from Dover will see the proposed cell tower from the Griffin bridge. Before you / HDC take any action on this request, I recommend you schedule a public meeting, duly noticed, in order for the HDC to consider the request. RSA 91-A, the state's Right to Know law, does <u>not</u> allow for electronic meetings. The Planning Board wishes to provide comment on this request before the Town (HDC) signs off. So, for now, I recommend you take no action on this request.</p> <p>Regarding Sprague, my understanding is that the cell tower there was a replacement of an older tower, which was used for the internal use of Sprague, and not for general commercial use, like Verizon or Sprint.</p>
Lulu	<p>Why the pressure?</p> <p>The HDC has not even decided yet whether to add this request as an agenda item at a regularly scheduled meeting. That is miles away from scheduling a public meeting, duly noticed, and inviting all interested parties to attend.</p> <p>Given your interest, however, let's bring this email exchange to an end. For now, any further comments on this issue can be part of October's HDC meeting, the minutes, of which, will include these email exchanges.</p> <p>You are always welcome to come to any of our HDC meetings to let us know what the planning board is working on. We would welcome that.</p>
John Lamson	<p>Also, call Gail Pare about her ideas on the cell tower. There are view sheds from historic sites that would be affected. The applicants need to fill out a 106 form? and apply to the Planning Board. The HDC has some say given our status as a CLG town.</p>

Some spellings corrected
Lulu Pickering
October 16, 2018