

HDC

HISTORIC DISTRICT/HERITAGE COMMISSION
Minutes Aug 14, 2013 4:00 PM Community Development Office

Present: Carol Pynn; Bonnie Parenteau; PeterGriffin; Nancy Kopec; Shayne Gendron

Old Business:

Review of minutes May 2013

New members.

Dave Appleby

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Russell P. Montenero

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New list of all Commission members with phone numbers and e-mail.

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2. Peter Griffin
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3. Nancy Kopec
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New business:

Shayne Gendron from Hebert Associates presented information on the following:

Discussion: names for Wilson Rd Extension roads

Carol contacted the NHR for conversation about any Historic resources on Wilson Rd and found there are no historic properties for consideration.

Mr Gendron explains that he must go to the state Natural Heritage Bureau to research the data for information on these properties.

There is an issue with the subdivision with regard to the name of the roads. This is an extension to Wilson Rd.

HDC

The new names requested were Walnut Dr and Sparrow Ln. Technically the whole road is an extension of Wilson Rd, however it's been requested to give it 2 names for 2 sections of the road.

The subdivision would be called Granite Woods. A motion was made by B. Parenteau to accept the name of the subdivision as Granite Woods. N. Kopec seconded. The vote passed 4-0. Granite Woods would be bordering Presidential Estates. This would be a 21 lot division.

Mr Gendron met with the Conservation committee, identified wet lands, and they have since made revisions. This has saved on a length of roads and crossing of wet lands. There will be 2 cul de sacs.

Areas discussed; 24F 1100, 1120; 1123 has been merged to 1120. This lot spans Pelham and Windham.

The HC consulted the list of roads that had been created in April 2012 in the southwest corner. Names on the HC list for this area are: Marden, Hill, Gregg, Davidson, Buttrick, Jackson, Beaver Brook, Neals Mill and Fessenden (named for the mill).

The names of the roads (Walnut and Sparrow) will be discussed further as the developer will now be aware of the accepted names per the Heritage Committee list.

111 Range Rd, corner Delahanty and Range Rd

49 Range Rd, Castle Commons building: there has been a discussion with the design review committee to change the facing design from euphis and to look more like Searles Castle, with grey stone or cultured stone.

Carol points out that flat roofs are not acceptable on Historic properties per design guidelines.

There are 2 existing homes on the 111 Range Rd property. The proposal is for building 2098 sq ft for Dunkin Donuts, and another part will be offices, or retail spaces. More than likely there will be more office spaces than retail spaces because retail spaces are limited to businesses where the products are produced on-site.

There will be angled parking, a one way exit out; and the septic system will be in the back of the property; there will be no drive-through. There will be HVAC units in the back. It is necessary to put dividers in the glass.

Sign: Dunkin Donuts signs vary from location to location. Carol provided a photo of a modified Dunkin Donuts sign. The company is now using more earth-tone colors and images. Mr Gendron will speak with Mr Cafua regarding the sign design. Lighting: Goose-neck lights will be used and the sign will be up-lit.

The property is within a restricted area and must meet all the requirements of DES, similar to the restrictions placed on the Cobbetts Pond properties.

The small white cape house on the property now has been reviewed. The house is considered to have no exceptional value according to Mr Gendron, due to lack of upkeep, and being out-dated. Inside elements have been checked to see if there are any artifacts worth conserving. The house was built in 1928 and is subject to the Demo Delay Ordinance. There is an old chimney. The HC has permission to do a walk-through to review and consider removing hardware, or any items of historic value.

It was asked that older pictures-possibly of the railroad, etc, be placed on the interior walls of the entrance. This will be addressed on Sept 4th at the Planning Board Public hearing.

Lists

It was noted by Elizabeth that there are properties listed on the Historic Resource list where the original building is no longer present. It was proposed that except for lot 17-G-40, these be moved to the Archeological Resource list. This has become an issue if the owners of the properties want to make any changes to the homes. It will expedite their process.

In addition- there are lot #'s that no longer exist – one possibility is that they have been combined into a larger lot space. It was proposed that these lots be moved to newer list. (to be researched later)

Additionally, it was noted on the HDC web page- that there is a discrepancy in naming of the Historic/Archeological lists

HDC

We have referred to the areas where historic buildings no longer exist as Archeological sites(but on our web page)- this is referred to as the Cultural resource list

We proposed the heading be Cultural resource list (Archeological list) to combine the 2

We also proposed that the Historic list be labeled- Historic Resource List (18,19, 20th century buildings)

Approved (3-0-0)

CIP request: Peter Griffin proposed that we request funds to be used to write a History of Windham- the 250th anniversary was in 1992- he proposed that we gear up for the 275th anniversary in 201 .

It was agreed that we would ask for \$50,000 (3-0-0)

Updated HDC website

TRC. May, June, July, August

6/28: lot #20-D-4016 no comment no historic properties involved.

Update: Matt LaLiberte on the Eagle Scout Project at Stickney Cellar



Karl Dubay: adopt a spot. The Pound in Historic District should have had HDC approval and oversight.

Update on Historic Resource List (include lot# 13-B-85): an empty lot with a barn foundation Harris Rd. Carol and Elizabeth are working on this.

Indian Rock: E-mail from citizen regarding status of the rock and the RT 93/111 project



Budget for 2013: Decision will be made on the use of 2013 budget

NEXT HC MEETING Sept 11, 2013