Exeter Historic District Commission

May 19, 2016

Draft Minutes

Call meeting to Order: Pam Gjettum, Vice Chairman, called the meeting to order at 7 pm in the Nowak Room of the Exeter Town Office Building.

Members present: Julie Gilman, Selectwoman, Valerie Ouellette, Pam Gjettum, Pete Cameron, Craig Curtis, new member

New Business: Public Hearing: The application of Mary Jane Solomon (on behalf of Seacoast Artist Association Gallery) for new signage at 130 Water Street (Unit 1A). Mary Jane stated that they have already moved and opened at the beginning of April. They would like a sign that sticks out from the building so that it can be seen so people will know who they are. She stated that it will be wooden. Pam asked how big the sign would be. Mary Jane stated about 2 x 3. Julie asked if the sign would be carved at all. She is not sure yet. They are just looking to get it approved first. Craig asked if the sign would be painted if they could not afford to do the carving and it will be. Pam asked what kind of bracket would be used. Mary Jane stated she is not sure and wanted to know if the commission had a particular one they should use. Julie stated that the commission does not have any rules or particular ones that have to be used, but said if you look down the street, you will see a typical bracket. Julie then asked where on the building would it be mounted. Mary Jane stated that there are three sets of windows and they were thinking over the middle one. Craig asked if the sign would be lit. Mary Jane stated that it is not now and wanted to know if this was allowed. Craig stated that it cannot be over lit. It cannot be the most defined element on the building. Mary Jane then asked if this was something she would have to come back for. Julie then explained the process to her. The commission looks at the application, ask questions and they feel they have enough information, they accept the application. Pam asked what the bracket was going to be. Mary Jane will look into this.
Julie then stated that the commission does not have a lot of information and she is not comfortable accepting this application because there is enough information. Pete stated that the commission needs information on the bracket. Pete then stated that the commission needs a lot more than what they currently have on the application.
Craig made a motion to table this application until next month. Valerie seconded. All were in favor and application tabled. Mary Jane asked if she needed to fill out another application. She does not. She just needs additional information, which is the bracket, if the sign will be carved and/or lit.

Next is the continued public hearing of the application of Cellco Partnership (d/b/a Verizon Wireless) for new construction and change of an existing structure to accommodate the installation of wireless communication equipment on the rooftop at 24 Front Street. Josh got up and spoke again. He thanked the commission for having them back again this month. The commission each had copies of the proposed plans. They want to modify the antennas at 24 Front Street. They would like to provide better coverage in downtown Exeter and the campus district. The wireless service now is at its capacity for Verizon. There are high waits all across the boards and they are trying to remedy this. Josh stated that at last month's meeting, the board asked them to design a much taller chimney at the rear of the building. Josh stated that he has three designs and wants to briefly walk the commission through each one in the hopes that one they will like. Josh had 14 slides for the commission to look at. Josh stated that what they are trying to do and one of the problems they are having is they are trying to tune the

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antennas for up and down Front Street. From the back of the building, you would need much more height to do this.
Option 2 is a unique design. Instead of a chimney, front façade mounted antennas in material that replicates tes the brick. This would provide excellent coverage because it puts the antennas right where they need to go.
The last option is a taller chimney in the line of sight with an existing structure. It is lined up with the chimney on the rear of the building, which was a suggestion from Patrick. This chimney is 13 feet high.
Pam asked if anyone had other questions for Josh. Pete stated that the owner of the building has no issue with this change in original plan. Josh stated no because they have a letter of authorization.
Josh stated that looking at the way those huge bay windows are on the building, the side mount does give us targeted coverage and low profile when you look at the building. Pete stated that he thought this idea was very clever. Craig stated that the problem with both of the chimneys solutions is that they are adjacent to another chimney so it starts to be obvious to anyone looking at the building that it is not logical to the structure or the historic nature of the building. He then stated that the first solution where it is a camouflage solution on a portion of the building which is geometrically logical because it is on it is on top of an existing tower so it is a continuation of the form of the building and that makes sense. Julie asked if the commission had any other questions. Craig stated that procedurally because the application has been tabled, the commission has to accept this as a new application. Craig then made a motion to accept the application. Julie seconded. All were in favor and application accepted.
Pam then stated that they would be going into the next phase and she needed to ask the public if they had any questions or concerns. There were none.
Julie stated that she feels the mounting on the sides of the building is much better for the historic resource. Julie had a concern about the wall mountings not being maintained if and when they start to fade. Josh stated he would be happy to take recommendations for color and material for this. Julie stated that their proposal to match the colors is just absolutely great. Pam stated that she had no other questions and she is delighted because she thinks it is so clever. Craig stated that he appreciated the perspective of different options because they are very helpful and let us see what you are doing. Julie asked about the soffit on the top of the building. She wanted to know if it would have the same profile. Josh asked if she was talking about the trim on the front of the building and stated they would not be touching any of that. Craig asked if she was asking for a dark root band at the top which looks like it stands up a couple of inches maybe and Julie said yes. The commission then looked at their diagrams. Josh stated that if you look at them now, they are painted to match and it should not disrupt the crown molding for the rooftop trim. It is just mounted onto the structure. Pam then asked if there were any other questions for Josh. There were none and Craig made a motion to accept the side mounted location of the antenna and reject the chimney addition to the building. Julie seconded but asked about a condition of the profile of the antenna to match the trim. Pete stated attach the specific condition and Craig stated he could amend his motion to accept the application with the additional shadow line to the antenna casing with fiberglass. Pam stated that they just say paint to match the existing facet. Josh stated that was a condition on their plan.
Craig again made a motion to accept location one with the side mounted antennas and to reject the additional fiberglass chimney and maintain the existing chimney. Julie seconded. All in favor and application accepted.

Other Business: Approval of Minutes for April 21, 2016. Pete asked to table the minutes until next month's meeting because as far as today's solution, it was talked about without the solution, but the issues that we talked about he wants to make sure they match. Julie then made a motion to table the minutes until June's meeting. Pete seconded. All were in favor and minutes tabled.

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Election of Officers: Pam stated that she did not want to re-elect Patrick because he was not present. Julie stated that it is not mandatory that they do it at this meeting and it can be postponed until next month's meeting.

New 2016 HDC Applications. Barbara and K have been working on finalizing the new HDC applications. Each member has a copy of these. Julie stated that the only difference between what they approved a few months ago is the graphic on the top right beside the title of the application. As far as the signage goes, they gave us two options. Signs that look like street signs and a hanging sign and new construction has tools. Julie stated that the commission had proposed different colored sheets but Barbara's point is that most people are going to fill them out on line and there are no colors on line and that is why they are proposing to put the little graphics on them. Julie stated that the applications are more than one page. The commission just has one page to look at now so feedback can be given to Barbara. Julie recommended going for the hanging sign. All were in agreement and she will tell Barbara.
Julie stated that she had one more piece of information. The consultation for the Historic District Guidelines had hoped to get something for tonight's meeting, but it has been delayed because she did not like the product that she got. She will be getting this to the commission in the middle of the month. Julie then asked if the commission wanted to wait until next month's meeting or have a meeting when the consultant gives the information. When Julie gets the information she will send it out to the commission and a meeting will be set up.
Pam asked if there was anything from the All Boards Meeting and Julie asked if anyone came up with a work flow chart. Pam stated only the one that Julie had given to them a few months ago. Julie also stated that and coming up with educating their volunteers. Pam mentioned that they talked about mentoring new people to the board.

With no further business, Pam made a motion to adjourn. Pete seconded. All were in favor and meeting adjourned at 7:45 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary

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