



TOWN OF EXETER, NEW HAMPSHIRE

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www.exeternh.gov

LEGAL NOTICE EXETER HERITAGE COMMISSION MEETING NOTICE / AGENDA

The Exeter Heritage Commission will meet on Wednesday, June 12, 2024 at 10:00 AM in the Novak Room at the Exeter Town Office Building at 10 Front Street to consider the following:

NEW BUSINESS:

Review of Minutes from April 17, 2024 meeting

Demolition Committee Update

Updates from representatives from the Select Board, Planning Board, and Historic District Commission.

Letter to Historic District Commission regarding Conceptual Plan for 11 Front Street, presented by Hajjar Management Co Inc. (Attachments 1, 2 & 3)

Progress on the Town of Exeter Master Plan. Including items under the Action Plan STEWARD 3, 4A, 4B, and 4C. (Attachment 4)

Schedule a joint meeting with the Historic District Commission.

Per HC Rules and Procedures V 3. F, The HC shall make reasonable efforts to hold at least one joint meeting per year with the Historic District Commission for the purposes of coordinating preservation activities that overlap with the boundaries of the Exeter Historic District.

Main Street

Are there any discussions on Boards, Commissions or Departments about establishing a Main Street Program in Exeter?

2017-2022 Capital Improvement Program

Are there items the HC should be addressing?

OLD BUSINESS:

Status of Pine Street Grant

Status of Heritage Commission Line item in the Town Budget

Is there a representative from HDC or HC on the 23 Water Street Park Committee?

EXETER HERITAGE COMMISSION

Francoise Elise, Chairwoman

Heritage Commission
Draft Minutes
April 17, 2024

Call Meeting to Order: John Merkle, Vice Chair, called meeting to order at 10:00 am in the Novak Room of the Exeter Town Office Building.

Members Present: John Merkle, Vice Chair, Pam Gjettum, Clerk, Francoise Elise, John Grueter, Planning Board Rep., Dave Sharples, Town Planner

New Business: Public Hearing: First on the agenda is the review of the minutes from the March 20, 2024 meeting. After review and a few changes, Pam made a motion to accept the minutes with the changes. Francoise seconded. All were in favor and the minutes were accepted.

John Merkle said the next item on the agenda is the Pine Street Grant. Dave stated that Julie contacted him about getting this started. I told her that we need a contract. A contract was sent over and I forwarded it to Primex who looks at the standard and general conditions. I have not received comments back from them yet but they are pretty good about turning it around and I expect to see it today or tomorrow. Once this is finalized, we will go to the Select Board and ask them to award the contract and then the work will start shortly thereafter.

John Merkle said, so it has been through Government Counsel and Dave said, yes but it took awhile because I had to rewrite some paperwork.

John Grueter asked Dave to explain what the Pine Street Grant is. Dave went and got the paperwork on this and then read the scope of work to the commission.

Next is to elect the officers because it is April. John Merkle said that he is stepping down but will be an alternate. Francoise said if the members did not mind, she would like to be Chairman.

John Grueter said the Heritage Commission and Historic District Commission as one committee. Wasn't there some discussion on that?

Dave Sharples said that he heard of that discussion but he believes it came out of it as a Warrant Article to reduce the size of the Heritage Commission from seven to five members and that was done.

John Merkle said that Francoise has expressed an interest in serving as Chairman. John Grueter made a motion to accept Francoise as Chairman. Pam seconded. All were in favor. Pam said she will do the Vice Chair as well as the Clerk.

John Grueter will serve as Treasurer. John said his first assignment will be to find out if there is a bank account and how much is in it.

Pam made a motion that we have a board of Françoise for Chairman, Pam for Vice Chair and John Grueter for Treasurer. Françoise seconded. All were in favor.

John Merkle said that he has not heard of any demolition. John Grueter said, remember the house at 87 Front Street, I was just up there and they were tearing down what we told them they could tear down. Pam said they are coming to the Historic District Commission tomorrow night and they want to build a two car garage with apartments on top of it.

Updates from the Select Board, Planning Board and Historic District Commission.

John Grueter said the only update is the house he just spoke about. Pam said that Trump Tower is coming up across the street where the bank drive in is and that is going to be interesting. Someone wants to put an apartment block with shops underneath and five stories up.

Dave said it is going for a preliminary with the Historic District Commission. They are proposing 56 feet five stories and the ordinance allows 50 feet 4 stories. What they are proposing will require relief from the Zoning Board. Nothing has been submitted to the Planning Board.

John Merkle asked if there was any update on 23 Water Street. He said the intent was to have a member of this commission or the Historic District Commission on a committee for that.

Pam stated that she has not heard anything on it. Francoise said there definitely should be someone from the Historic District.

Dave said he was not at the meeting, but his understanding is that they adopted the charge of the committee and have opened it for applications. There are nine members and I think they already have eleven or twelve applications. If anyone is interested in serving on this, I would encourage them to get an application in.

With no further business, John Merkle made a motion to adjourn. Pam seconded. All were in favor and the meeting adjourned at 10:45 am.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary

Attachment 1

Heritage Commission Commissioners,

The Chair of the Heritage Commission (HC) proposes to send a letter to the Historic District Commission (HDC) to give our input regarding the Conceptual Presentation given by Hajjar Management Co. Inc, Paul Mahoney for 11 Front Street. Presented on April 18, 2024, to the HDC.

Commissioners, in preparation, please go to <https://hajjarmanagement.com> to see the Hajjar Management Co Inc. corporation. Hajjar Management Co. Inc presents itself as a world-class organization. According to their website “In the last 35+ years, their firm has developed a diverse portfolio of properties across six states. This includes dozens of retail centers and over 1,500+ apartments, as well as many condominiums, office buildings, industrial properties, and 11 successful hotels and inns.”

They appear to have resources, and expertise and have taken pride in replicating history and heritage as several of their properties. As an example, see their hotel in Edgartown MA, “The Coco”, it is a stellar example of this. It is a newly renovated property, inspired by the intrepid adventures of Parnell Pease. A seafaring young wife of the home’s original 19th century owner, a well-to-do sea captain.

Hajjar Management Co Inc. has proved themselves to the Exeter community by developing other sites in Exeter Historic Downtown that are befitting to the Town and are quality developments. 154/156 Water Street. See buildings on map attachment.

Exeter would be fortunate to have Hajjar Management Co. Inc bring forward a development proposal for 11 Front Street that addresses the housing needs of the Town and is congruous and highlights the design features of the Historic District. As Chair, I would like the HD to encourage Hajjar Management Co. Inc. to do so. Perhaps in conjunction with we, the Town Manager and or the Economic Development Director.

The Conceptual Presentation stands it is a development that is overbearingly large. Overshadowing adjacent historic buildings. The footprint of the building is too large and encroaches on the Congregational Church.

Please see attached sample letter for review which can be edited and sent.

Francoise Elise
Chair, HC

SAMPLE/DRAFT FOR REVIEW

Date

Grayson Shephard, Chair
and Commissioners
Historic District Commission
In care of:
Barbara McEvoy
Deputy Code Enforcement Officer
10 Front Street
Exeter, NH 03833

RE: Conceptual Presentation to the HDC for 11 Front Street, Parcel #72-224-2

Dear Chair Shephard and Commissioners,

This letter is to communicate to the Historic District Commission (HDC) our input regarding the Conceptual Presentation given by Hajjar Management Co. Inc, Paul Mahoney for 11 Front Street presented on April 18, 2024, to the HDC.

Hajjar Management Co. Inc is a world-class organization. According to their website “In the last 35+ years, their firm has developed a diverse portfolio of properties across six states. This includes dozens of retail centers and over 1,500+ apartments, as well as many condominiums, office buildings, industrial properties, and 11 successful hotels and inns.”

They have the resources, expertise and take pride in replicating history and heritage as several of these properties demonstrate. Their hotel in Edgartown MA, The Coco, is a stellar example of this. The Coco is a newly renovated property, inspired by the intrepid adventures of Parnell Pease. A seafaring young wife of the home’s original 19th century owner, a well-to-do sea captain.

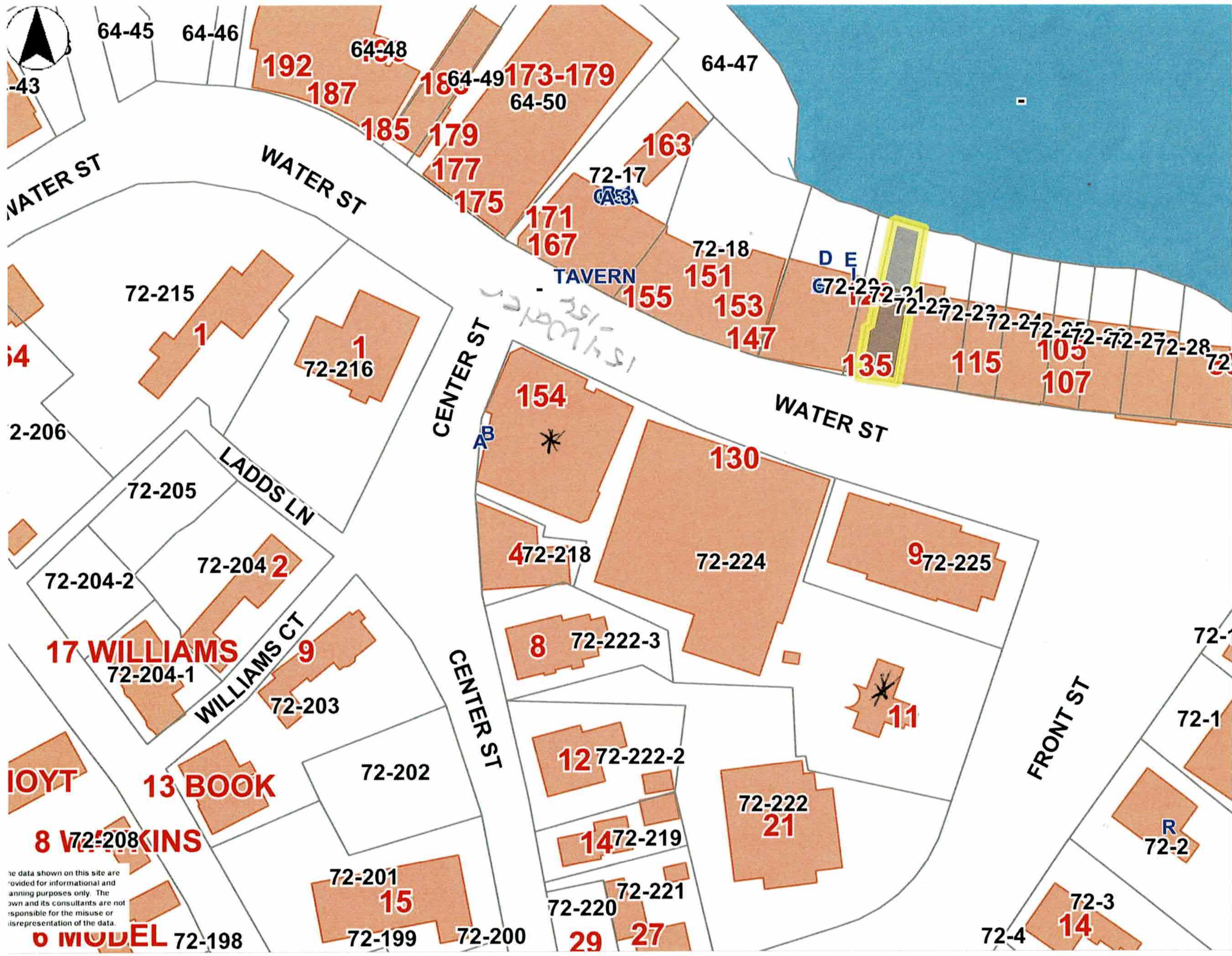
Hajjar Management Co Inc. has developed other sites in Exeter that are befitting to the Town and are quality developments. Exeter would be fortunate to have Hajjar Management Co. Inc bring forward a development proposal for 11 Front Street that addresses the housing needs of the Town, is congruous and highlights the design features of the Historic District. Please encourage them to do so.

The Conceptual Presentation presents a development that is overbearingly large. Overshadowing adjacent historic buildings. The footprint of the building is too large and encroaches on the Congregational Church.

Respectfully,

Francoise Elise, Chair
Heritage Commission

SAMPLE



- Parcels
- NH Highways
 - Interstate
 - US Highway
 - State Highway
- Town Boundary
- Abutting Towns
- Streets
- Misc Streams
- Parcel Streams
- Open Water
- Buildings

The data shown on this site are provided for informational and planning purposes only. The town and its consultants are not responsible for the misuse or misrepresentation of the data.

130 260 ft

Printed on 05/29/2024 at 03:48 PM

Exeter MapsOnline

STEWARD Action		Town Lead	Town Support	Timeframe
4a	Inventory and prioritize historic resources (within and outside of historic districts) that need improvements.	To be determined	Historic District, Heritage Commission	Short Term IN PROCESS
4b	Estimate costs and develop a 10-year plan of historic resource improvement projects. Identify potential funding sources and partners to augment town resources.	To be determined	Historic District, Heritage Commission	Mid Term IN PROCESS
4c	Update Waterfront Commercial Historic District National Register survey.	To be determined	Historic District, Heritage Commission	Mid Term COMPLETE
5	Work with local arts organizations to promote art installations in public spaces. Prioritize locations that would provide the best opportunities. Identify ways to engage the community in public art.	Town Planner	Exeter Arts Committee	Short Term COMPLETE
6a	Prioritize improvements for the Town Hall. Collaborate with the work being done by the Exeter Chamber of Commerce to make the space more user-friendly. Estimate costs and develop a 10-year schedule of improvements.	Town Manager	Dept of Public Works, Economic Development Commission, Arts Committee, Selectboard	Short Term IN PROCESS
6b	Continue to work with the Chamber of Commerce to identify funding mechanisms to augment town resources for Town Hall improvements. Consider fundraising and grants to augment town resources.	Town Manager	Dept of Public Works, Economic Development Commission, Arts Committee, Selectboard	Mid Term IN PROCESS