

# NASHUA HISTORIC DISTRICT COMMISSION

Monday, February 13, 2023, 6:30 p.m.

**NOTE: City Hall is now open to the public after the Governors Order has expired. Therefore, the Historic District Commission is meeting in Room 208 at City Hall. The public as well as applicants may still access the meeting via Zoom. Note – this meeting is a non-scheduled special meeting, held between two normally scheduled meeting dates.**

## *HDC Members present:*

Mariellen MacKay  
Robert Vorbach  
Ald. Patricia Klee  
Chris Barrett  
Bill Slivinski  
Bill Quinn

## *Also present:*

Carter Falk, Deputy Planning Manager/Zoning  
Kate Poirier, Zoning Coordinator

Mr. Falk called the Roll Call; the attending members indicated their presence by verbal confirmation.

## **MINUTES:**

November 28, 2022

**MOTION** by Mr. Barrett to approve the minutes as presented, waive the reading, and place the minutes in the file.

**SECONDED** by Ald. Klee.

**MOTION CARRIED UNANIMOUSLY BY VERBAL ROLL CALL OF THE MEMBERS.**

## **OLD BUSINESS:**

None.

## **NEW BUSINESS:**

- 1. Diastole Holdings, LLC & Public Service Co of NH (Owners) 53-59 Main Street & 8 Front Street (Sheet 78 Lots 36 & 93) requesting approval to construct a cantilevered boardwalk attached to the south elevation of 53-59 Main Street. D-1/MU Zone, Ward 3.**

Voting on this case:

Mariellen MacKay  
Ald. Patricia Klee  
Chris Barrett  
Robert Vorbach  
Bill Quinn  
Bill Slivinski

Peter Walker, Environmental Scientist, VHB, Bedford, NH. Mr. Walker said that he is present, on zoom, with Sarah Grauly, a historic preservation specialist, also with VHB. Mr. Walker said that the property owners are Diastole and Eversource, but this is a City project, and it's fully sponsored by the City of Nashua, Tim Cummings is managing the project.

Mr. Walker said that they were before the Commission in June, 2022, and presented a brief outline of the proposal, noting that this project extends from the Cotton Mill Transfer bridge upstream, through the Main Street area, and extends downstream to the existing train bridge. He said this project is just a subset of the overall project. He identified the location of the work on the shared screen. He said that there are two segments of the work, the building on Main Street, and there is a proposed segment of the boardwalk and patio deck there, and there is a second boardwalk by the Eversource Substation.

Mr. Walker said that a portion of the project is already done on the eastern part of the river, there is the existing boardwalk by Peddlers Daughter. He said that the new boardwalk will look just like the existing one at Peddlers Daughter. He identified some views of the location looking at it from different angles.

Mr. Walker said that the boardwalk will be ten feet wide, and will tie into the existing sidewalk at Main Street, just to the side of the main façade of 53 Main Street, and it will slope down to a point where it meets the existing pathway. He said that due to the grades that they'll need to create the boardwalk to be ADA compliant, the boardwalk will be elevated above the existing patio that the building has. He said that they'd have a deck at the same grade as the boardwalk so that the restaurant will still have a service area and outdoor seating area.

Sarah Grauly, VHB, Bedford, NH. Ms. Grauly said that the building and proposed boardwalk took its inspiration from the Peddlers Daughter building. She said it will match the materials, the handrail, the width and scale of it, and it will provide a complete connection across Main Street.

Mr. Barrett asked to confirm that it will look just like the Peddlers Daughter side.

Mr. Walker said it will be. He said that HL Turner did the work, it will be the same thing, like a mirror image.

Mr. Quinn asked if there is a plan to put in a crosswalk in between the two boardwalks, or is the intention to use the existing crosswalk that is on the bridge.

Mr. Walker said that there is no plan he is aware of for a new crossing facility, it will use existing crosswalks.

Mr. Vorbach said that having the components of the proposed boardwalk match the one at Peddlers Daughter, and have that industrial feel, is a plus. He said it will bring some life to the river and the rivers edge, enabling it to be accessible, it is a positive, and the design fits.

**SPEAKING IN FAVOR:**

No one.

**SPEAKING WITH OPPOSITION OR WITH QUESTIONS OR CONCERNS:**

No one.

**END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:**

Ald. Klee asked when the project will be starting, and how long the construction will take.

Mr. Walker said that they'd like to advertise for the construction in May, and then there would be a construction selection process, and construction to start as soon as possible, it will be this summer, and the project will be done in phases, so it will finish the following year.

Ald. Klee said that there will be paving on Main Street, and asked if that will bump this project behind.

Mr. Walker said that they meet on a weekly basis with DPW, so there is very tight coordination, and didn't know specifically, but they will coordinate all work efforts.

Mrs. MacKay asked when the RFP's will be sent out.

Mr. Walker said that isn't a VHB work task, but said that he understands that it will be advertised in May, but not all the elements of the project will be bid, there are some Federal funds that are going to be applied too.

Mr. Quinn asked if the Peddlers Daughter side will be cleaned, repainted, for the railings or cantilevered supports, so that they match the new construction.

Mr. Walker said that there is nothing specific like that in this project to do any work on the Peddlers Daughter side. He said that the materials used weather naturally, and they intend to use the same materials, so, with time, it will have the same finish. He said that they will be buying American products as a first choice. He said that as far as cleaning or refinishing the Peddlers Daughter side, he can raise the issue with Tim Cummings, but there is nothing specific right now.

Ald. Klee said that this area is part of the TIF area, so it may be maintained as part of those funds.

Mr. Quinn asked if the Commission is concerned that the wood may not match, the planks.

Mr. Barrett said that weathering will take care of it naturally.

Mr. Vorbach said that over time, in essence, it will blend together. He said that there is the separation of Main Street, and it may contrast a little bit in the beginning, but over time, it will be okay.

**MOTION** by Mr. Barrett to approve the application as submitted and presented.

**SECONDED** by Mr. Vorbach.

**MOTION CARRIED UNANIMOUSLY PER VERBAL ROLL CALL OF THE COMMISSIONERS.**

- 2. Brian & Anneliesa Law (Owners) 78 Concord Street (Sheet 65 Lot 98) requesting approval to construct an in-ground swimming pool in the back yard. RA Zone, Ward 3.**

Voting on this case:

Mariellen MacKay  
Ald. Patricia Klee  
Chris Barrett  
Robert Vorbach  
Bill Quinn  
Bill Slivinski

Brian Law, 78 Concord Street, Nashua, NH. Mr. Law said that the contractor from Quality Design Pools is on the zoom call too. He said that the pictures submitted shows a blue tarp that will be in the location where the pool would be. He said that it will be private, and will have it in for the summer.

Lisa Law, 78 Concord Street, Nashua, NH. Mrs. Law said that they have plenty of arborvitae in the back yard, which creates additional privacy, and they will be doing some additional planting as well.

Mr. Barrett asked if they will be cutting down any of the large trees.

Mr. Law said that there are a couple trees, on the Canoways property side, and there are a couple trees in the middle.

Mrs. Law said that the trees they're taking out won't affect the privacy of the pool, and trees that will be taken down will be replaced with ornamental trees in their place.

Mr. Law said that the entire back yard area is fenced in, so it meets the requirement.

Ald. Klee said that the fence is required to protect a non-resident from walking across the property and falling in the pool.

Mr. Falk said that the pool meets all setbacks, open space, and accessory use percentage requirements. He said that all they need is a building permit.

Mr. Vorbach said that he is appreciative of their home and property, it is well kept up and maintained.

**SPEAKING IN FAVOR:**

No one.

**SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:**

No one.

**END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:**

**MOTION** by Mr. Barrett to approve the application as submitted and presented.

**SECONDED** by Mr. Quinn.

**MOTION CARRIED UNANIMOUSLY PER VERBAL ROLL CALL OF THE COMMISSIONERS.**

**OTHER BUSINESS:**

None.

**MOTION TO ADJOURN** by Mrs. MacKay at 7:07 p.m.

CF/cf