

NASHUA HISTORIC DISTRICT COMMISSION

Monday, November 26, 2018, 6:30 p.m.
Community Development Conference Room, City Hall

Members:

Ald. Patricia Klee
Robert Sampson
Robert Vorbach
Mariellen MacKay
Chris Barrett
Edward Weber

Also present:

Carter Falk, Deputy Planning Manager/Zoning

ELECTION OF OFFICERS FOR 2019:

MOTION by Mrs. MacKay to nominate Mr. Sampson as Chairman for 2019.

SECONDED by Mr. Weber.

MOTION CARRIED UNANIMOUSLY.

MOTION by Mr. Sampson to nominate Mrs. MacKay as Vice Chairman for 2019.

SECONDED by Mr. Weber.

MOTION CARRIED UNANIMOUSLY.

MINUTES:

August 27, 2018

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

SECONDED by Mr. Vorbach.

MOTION CARRIED UNANIMOUSLY.

OLD BUSINESS:

None.

NEW BUSINESS:

Craig Moore, Barlo Signs, Hudson, NH

- 1. Norman E. Hall Legacy Trust (Owner) Barlo Signs (Applicant) 1 Lock Street (Sheet 43 Lot 29) requesting the following: to replace existing ground sign with a new ground sign, same size and location; and, to replace existing wall sign facing Lock Street with a new wall sign, same size and location. D-1/MU Zone, Ward 3.**

Mr. Moore said that they are simply looking to update the existing signage, there was some minor change to the graphic layout, but it's really to refresh the signs as the existing ones were starting to show signs of age.

Mr. Moore said for the ground sign, the overall height and size is staying the same, the main change was the update of the two granite posts, rather than the white post that was there. He said that the granite ties into a lot of the aesthetics on the property, such as the granite steps and posts going up the walkway. He said that the overall size and characteristics of the existing sign will remain, same colors.

Mr. Moore said that the wall sign follows suit, it's the same look as the ground sign, it's on the northern façade of the building, as that is where the primary amount of parking spaces are located. He said it will also have updated graphics for consistency, and the same look and size.

Mr. Falk said that staff looks at this as basically a "face-change", but five or six years ago Ald. Sheehan sponsored a change to the ordinance where even face changes of signs must come to the Commission for approval.

Mr. Weber asked about the materials.

Mr. Moore said granite posts, and the new signs will be aluminum, they'll last much longer, both signs.

Mr. Barrett asked about illumination.

Mr. Moore said that there is an existing spotlight on the ground, there will be no changes to that, they'll most likely be LED.

Mr. Vorbach said graphically and architecturally, the signs go along with the building. He said he understands the candle/logo.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mr. Barrett to approve the request as per the submitted plans.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

MEETING DATES FOR 2019:

Mr. Falk said that there were also the Meeting Dates for 2019. He said that they are consistent with the fourth Monday of the month, except for May and December due to the holidays.

MOTION by Mr. Vorbach to approve the meeting dates for 2019 as proposed.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY.

MEMBERS COMMENTS:

Mr. Weber asked if when an applicant needs to get a Certificate of Occupancy, if staff is required to go out and visit the site prior to that.

Mr. Falk said that the Building staff might. He said that he does not, as he is not an Inspector.

Mr. Weber said that for the Planning Board, either Linda or Scott goes out prior to Certificate of Occupancy to make sure that any stipulations that the Planning Board puts on, have to be carried through. He said he's concerned about people making changes after approvals, and people need to understand that when there is a stipulation, it needs to be adhered to.

Mr. Falk said that in the Planning Board process, the Certificate of Occupancy is held up if a stipulation is not met.

Mr. Weber said he is referring to design changes.

Ald. Klee said she knows that if it's a plumbing or electrical, the Inspectors always come out, and anything that needs a Certificate of Occupancy. She said she's not sure if they come out for everything.

Mr. Falk said he knows the Inspector will go out for plumbing, electrical and mechanical permits, and if it's a foundation being built. He said that they do rough and final inspections.

Mr. Weber said he spoke to Bill in the Building Department, and they inspect foundations to ensure that the location and setbacks are fine before they build a house. He said he is concerned when someone has a design, and they change that design, they should come back before the Commission.

Mr. Falk said he didn't think anyone would go out for a request such as the signs tonight.

Mr. Vorbach said he was concerned in one case, as he made the presentation for 52 Concord Street, and all the details were to be consistent with the house itself, it was a side porch, but if you see it now, it wasn't done that way at all.

Mr. Weber said that usually once a year, Legal staff meets with the Planning Board on issues, and they have stated categorically, that if you want something done, then you have to stipulate it, and it has to be a stipulation in the minutes, and if it says that any design changes must come back, if they veer from the plan, they must come back.

Mr. Falk said that staff always attaches the approval letter to the applicant. He said that he's not sure if every single permit gets inspected.

Mrs. MacKay said that in the Zoning Board, some of the stipulations or conditions of approval are specific, and they have to meet them, and if they don't, they'll have to come back to the Board.

Mr. Falk said that this Commission is very good when the motion is made, and it's always stated to approve the plan as presented, so, if the wording says "as presented" in the motion, that is what was approved.

Mr. Weber suggested that it also say that any design change will need to come before the Commission again. He said that this is to protect the applicant as well as the neighbors.

Mr. Falk said that staff could beef up the application language, and, when a motion is made for approval, the maker of the motion could say that they're approving the case as presented, and any changes in design would have to come back before the Commission.

Mr. Weber asked if Linda Miller from Concord, who is in charge of Historical matters, has contacted staff, as grant money is available to the City of Nashua to help with information. He said she would help with grants, and meeting with our Commission. He said that her office has the grant money to distribute out to cities and towns.

Mr. Sampson said he believed she gave a talk at the Historical Society a while back.

Mr. Weber said that he is now on the Nashua Regional Planning Commission. He said he does film and video once in a while, and the workshops.

ADJOURNMENT:

The meeting was adjourned at 7:02 p.m.

CF/cf