



HISTORIC DISTRICT COMMISSION

Minutes

City of Rochester

Wednesday April 20, 2022

City Hall Annex (second floor conference room)

33 Wakefield Street, Rochester, NH

(These minutes were approved on May 18, 2022)

Members Present

Molly Meulenbroek, *Chair*

Laura Hainey

Marilyn Jones

Matthew Winders- arrived at 7:03pm

Members Absent

Peter Bruckner, absent

Alternate Members

James Connor

Jeremiah Minihan

Staff: Ashley Greene, *Administrative Assistant II*

I. Call to Order

Ms. Meulenbroek called the meeting to order at 7:00 p.m.

II. Seating of Alternates

Ms. Meulenbroek asked Mr. Connor to vote for Peter Bruckner.

III. Public Input

There was no one from the public present to speak.

IV. Approval of March 16, 2022 Meeting Minutes

A motion was made by Ms. Jones and seconded by Ms. Hainey to approve the March 16, 2022 minutes. The motion carried unanimously.

V. New Applications:

A. Scenic Salinger, LLC, 10-14 North Main Street Certificate of Approval to add project signage for wayfinding. Case# 121 – 10 – DTC – 22

Paul Goodwin, Project Manager at Chinburg, presented the identity and wayfinding signage. Mr. Goodwin explained that there are two main residential entrances, North Main Street, and an entrance on the side of the building. Mr. Goodwin described the signage for North Main Street and explained that it would hang directly above the residential entrance, in between the two commercial doorways. The sign would hang off a metal bracket with raised letters on the sign. Mr. Goodwin described the sign that would hang off the existing light post towards the back of the building for the secondary entrance located on the side of the building. This sign will be vinyl lettering.

Ms. Hainey asked if the light post that the sign would be on was the one kitty corner in the back of the parking lot. Mr. Goodwin confirmed that was the light post.

Ms. Jones asked if the vinyl finish was reflective, shiny, or flat? Mr. Goodwin stated the vinyl is flat black, on full laminate print on PVC.

Ms. Muelenbrook asked if the sign located on the front entrance is raised lettering. Mr. Goodwin confirmed the lettering is raised high density polyurethane.

Ms. Hainey asked if the lettering for the front door is to prevent nonresidents from going into the building? Mr. Goodwin stated it is for visitors and deliveries.

Mr. Winders stated he supports the signage presented by the Scenic Salinger.

Mr. Winders made a motion to approve the signage with the condition for a matte finish on the signage. Ms. Hainey seconded the motion. The motion carried by a unanimous voice vote.

B. Stone Arch Development Corp., 38 Hanson Street Certificate of Approval for the construction of a new 16-unit mixed use building. Case# 120 – 395 – DTC – 22

Stone Arch Development presented new renderings of 38 Hanson Street. One rendering contained brick on the first level just on the front of the building and a second rendering contained brick on the first level all the way around the building, except for into the courtyard. There is also an eyebrow roof across the front and the back of the building.

Mr. Winders stated that both renderings meet the guidelines.

Ms. Hainey asked if the windows in the middle are a different size than other windows on the building? Stone Arch stated that those middle windows are different. Ms.

Muelenbrook stated that the renderings show the difference in on the windows as well as the siding being a different color in the middle.

The commission discussed the brick going all the way around versus located just in the front of the building. The applicant stated that there is no need for the brick to go into the courtyard.

Mr. Winders made a motion to approve the application as presented with the brick going around the building and the eyebrow roof. Ms. Hainey seconded the motion. The motion carried by a unanimous voice vote.

C. Austin Brunet, 1 Wakefield Street Certificate of Approval to replace existing sign for new business. Case# 120 – 394 – DTC – 22

Austin Brunet presented the proposed sign for his business located at 1 Wakefield Street. Mr. Brunet stated the sign is being replaced to change the name of the business. The colors, size, and placement of the sign will be the same.

Mr. Winders made a motion to approve the application as presented. Ms. Jones seconded the motion. The motion carried by a unanimous voice vote.

VI. Other Business/Non-Scheduled Items

Mr. Winders asked about the rules for public input and the steps that need to be taken to add it to the bylaws.

Ms. Meulenbrook discussed that the meeting is not a public hearing but a public meeting that anyone can attend, therefore it has less regulations. Ms. Meulenbrook explained that it can be put on next months agenda to be discussed.

VII. Adjournment

Mr. Winders made a motion to adjourn the meeting at 7:24 p.m. Ms. Jones seconded the motion. The motion carried by a unanimous voice vote.

Respectfully submitted,

Ashley Greene,
Administrative Assistant II