



## **HISTORIC DISTRICT COMMISSION**

### **Minutes**

City of Rochester

**Wednesday February 16, 2022**

*City Hall Annex (second floor conference room)*

33 Wakefield Street, Rochester, NH

*(These minutes were approved on March 16, 2022)*

#### Members Present

Molly Meulenbroek, *Chair*

Peter Bruckner, *Vice Chair*

Laura Hainey

Marilyn Jones

Matthew Winders

#### Members Absent

Alec Taliaferro, absent

#### Alternate Members

Jeremiah Minihan

Staff: Shanna B. Saunders, *Director of Planning & Development*  
Crystal Galloway, *Planner I*

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### **I. Call to Order**

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

### **II. Seating of Alternates**

Mr. Minihan voted in place of Mr. Taliaferro.

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### **III. Approval of January 19, 2022 Meeting Minutes**

The minutes from January 19, 2022 were reviewed and edits suggested.

*A motion was made by Mr. Winders and seconded by Ms. Jones to approve the January 19, 2022 minutes with changes. The motion carried unanimously.*

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#### **IV. New Applications:**

**A. City of Rochester, 38 Hanson Street** Certificate of Approval for demolition of the existing building for redevelopment of the site to allow for a new 3-story 14-unit residential and 1-unit commercial building. Case # 120 – 395 – DTC – 22

Director of Economic Development Michael Scala informed the Commission the developer was unable to attend the meeting due to a scheduling conflict.

Mr. Scala said the City originally purchased the building to demolish it and construct a parking lot. He said he now has a developer interested in redeveloping the site and the City has agreed to do the demolition of the building and remove the underground tank, then transfer the property to the developer.

Ms. Meulenbroek reminded Mr. Scala usually the demolition of a building is approved at the time redevelopment is approved.

Mr. Scala read through the demolition criteria. He said the structure cannot be removed or relocated to another location in the city, and the building is in such disrepair it would take \$300,000 to \$500,000 to get it up to code. In his opinion, the property has no historic, architectural, archaeological, engineering or cultural significance.

Ms. Hainey asked how long the building has been empty. Mr. Scala said it has been empty for just under a decade.

Mr. Bruckner said the only reason to demolish a building is because new development is in sight. He said the Commission shouldn't approve demolition before redevelopment is approved.

Ms. Meulenbroek recognized a member from the public who was present.

David Miller said he is a past member of the Rochester Historical Society said he is concerned the City negotiated a deal with the developer for the city parking lot located at the end of Hanson Street to go along with the sale of this lot. Mr. Miller said the Historical Society was never notified of this development. He said he objects to the demolition of the building because it can be used by the museum.

Ms. Galloway read an email from former Chief Planner Michael Behrendt into the record.

“Hello Peter and Crystal,

*Could you share this email with the rest of the Rochester Historic District Commission? I am the former Rochester Chief Planner and staff to the Historic District Commission. I helped to write the original ordinance.*

*I was pleased to see the proposed design for the new building at 38 Hanson Street. It is a very handsome building. Nice job! This is the kind of traditional building that fits in well in the historic district. But I have one suggestion. It is a little too monochromatic in the colors and window pattern. I recommend that you specify some change to the recessed section in the middle. Change the color, window pattern, and/or material in some fashion for contrast and interest in the section above the first floor. This is easy to do and the applicant's architect would probably like the challenge of making this small modification. Hopefully you could lay out some parameters for this change at the meeting so the application is not delayed.*

*Good luck!*

**Michael Behrendt**

*Durham Town Planner*

*Town of Durham*

*8 Newmarket Road*

*Durham, NH 03824*

*(603) 868-8064"*

Ms. Meulenbroek said requesting demolition of a building should come with more meat than simply one's opinion and redevelopment parameters need to be set.

Mr. Winders said he would like to see an application for the redevelopment of the parcel before the Commission approves the demolition.

Ms. Saunders explained the Commission can approve the demolition of the building with conditions, that include the immediate submittal of a redevelopment plan.

Ms. Hainey said she would like to see the brick on the proposed new building go around the entire building and not just the front façade. She also suggested enhancing the architectural façade of the center of the building.

*A motion was made by Mr. Bruckner and seconded by Ms. Hainey to approve the demolition of the building located at 38 Hanson Street contingent upon approval of the redevelopment site plan and request the developer come back to the Commission for final approval no later than April 2022. The motion carried unanimously by a voice vote.*

## **V. Other Business/Non-scheduled Items**

The Commission discussed whether or not to add a section for public input to the agenda. Ms. Saunders explained the State Statute is very clear on the difference between public hearings and public meetings. She said the Historic District Commission is not required to hold public hearings.

## **VI. Adjournment**

*A motion was made by Mr. Winders and seconded by Ms. Jones to adjourn at 7:55pm. The motion carried unanimously by a voice vote.*

Respectfully submitted,

Crystal Galloway,  
*Planner I*

and

Shanna B. Saunders,  
*Director of Planning & Development*