



HISTORIC DISTRICT COMMISSION

Minutes

City of Rochester

Wednesday March 16, 2022

City Hall Annex (second floor conference room)

33 Wakefield Street, Rochester, NH

(These minutes were approved on April 20, 2022)

Members Present

Molly Meulenbroek, *Chair*

Peter Bruckner, *Vice Chair*

Laura Hainey

Marilyn Jones

Matthew Winders

Members Absent

Alternate Members

James Connor

Jeremiah Minihan

Staff: Crystal Galloway, *Planner I*

I. Call to Order

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

II. Seating of Alternates

No alternates were needed.

III. Public Input

There was no one from the public present to speak.

IV. Approval of February 16, 2022 Meeting Minutes

A motion was made by Ms. Hainey and seconded by Mr. Winders to approve the February 16, 2022 minutes with changes. The motion carried unanimously.

V. New Applications:

A. First Seacoast Bank, 17 Wakefield Street Certificate of Approval to install an emergency generator to the rear of the building. Case# 120 – 406 – DTC – 22

The applicant presented the plan to add an emergency generator. He explained the unit will be installed on the back corner of the building between the meter box and the telephone box. The applicant said they will be planting shrubs for screening and adding bollards next to the sidewalk to protect the unit.

A motion was made by Mr. Winders and seconded by Ms. Hainey to approve the application as presented. The motion carried unanimously.

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

Ms. Hainey asked why the suggestions made by the Commission at the last meeting were not incorporated into the plans. Director of Economic Development Michael Scala said he didn't feel comfortable relaying that information to the developer. He said he thought it would be best for the Commission members and the developer to have a discussion.

Developer John O'Neill told the Board they are working with Berry Surveying & Engineering and SUR construction on the site plan.

Ms. Hainey in order to mimic the current building brick should be added to more of the proposed new building.

Mr. Bruckner suggested incorporating brick around the commercial space to break up the building. He said the upper front middle section of the proposed building should be a darker shade.

Mr. O'Neill showed the Commission examples of siding they have used in other towns.

Mr. Scala said they will submit a full application with plans for the April meeting.

VI. Other Business/Non-scheduled Items

Mr. Winders informed the Commission the City Council removed "other" from their rules of order, to keep it on the agenda they would need to vote on it.

A motion was made by Mr. Winders and seconded by Ms. Jones to keep “other” on the agenda. The motion carried unanimously.

VII. Adjournment

A motion was made by Mr. Winders and seconded by Ms. Jones to adjourn at 7:32pm. The motion carried unanimously by a voice vote.

Respectfully submitted,

Crystal Galloway,
Planner I