Members present: John Giotas, Jim Sullivan (council rep). Kathie Northrup excused due to illness. Meeting called to order at 1 p.m. at the library.

PUBLIC INPUT:
None

COMMUNICATIONS, CORRESPONDENCE AND MISCELLANEOUS:
1. Moose Plate Grant, expenditure of funds. First release of funds under the grant has been received from the State. Jim moved that the commission approve $1,150.50 as initial payment to Works on Paper for the map conservation services. John seconded; unanimously approved.

2. Payment for services. Jim moved to pay $73.01 to Kathleen Donnelly for note-taking services at the 1/19/20 public hearing. John seconded; unanimously approved.

NEW BUSINESS:

Demo Petition, 181 Whitehall Road
81 Whitehall Road (former Dlugosz farm (1916-1960)) received on 2/4/20. Because of a scheduling conflict, with applicant’s consent the review meeting deadline was extended to today.

Kathie and John visited the property on February 24, 2020. John reviewed photos he and Kathie took. She had also provided a couple historical photos. Mr. Avery advised that the house was occupied until about 2 months ago. Much of the interior has been gutted—flooring, kitchen cabinets, sidewalls, etc. There are 3 bedrooms upstairs, 1 downstairs. Living room, porch/entryway, kitchen, bathroom, mudroom.

George Caron, a developer, purchased the 33-acre farm property in 1960 from widow Dlugosz which he subdivided into two parcels—the farmhouse and barn in one piece (1.25 acres), and most of the pasture land which was divided into house lots, later known as Whitehall Terrace.

Kathie had mentioned at the visit that from Route 3 to Crane Way, while there are a few other farmhouses remaining, this appears to be the only one with a barn remaining, evidence that it was at one time a farm. Discussed at the site visit the new construction. It is hoped that the new house constructed will complement the existing barn and preserve the character of the site. It is so visible and has been a part of that area for so many decades. He says he plans on a cape (like the one across Whitehall Rd, another Dlugosz property) with a full dormer.

Owner also plans to take down the big willow in the front yard.
Unfortunately the home has been badly neglected over the years. The “bones” are questionable and rehabilitation costs prohibitive. Its absence will have an impact on the location as the last farmhouse, but surrounding homes are from the 1960s and newer.

When Kathie reported her absence, she indicated that if she were present to vote, she would find no significance.

After discussion Jim moved that the building be found not significant and demolition can proceed. John seconded; unanimously approved. Demolition may proceed.

Demo Petition, 191 West River Road, formerly Duford, Barn and Garage

Discussed briefly the latest petition filed on 2/25/20. There will be a small delay because of the excused absence/unavailability of the third member of the commission.

Discussed the barn tax incentive (79-D). The barn is located in a TIF district so the owner already has that benefit available. Since adoption in 2005, Hooksett barn owners have been notified directly, there has been publicity in the Banner, and a summary appears in the town report. Maybe it’s time for another reminder.

Meeting adjourned at 1:45 p.m.

John Giotas, Commissioner
March 1, 2020

Next meeting to be set as needed

Please see subsequent meeting minutes for any amendments to these minutes.