



## **HISTORIC DISTRICT COMMISSION**

### **Minutes**

City of Rochester

**Wednesday, May 12, 2020 at 6:45 pm**

*City Hall Annex (second floor conference room)*

33 Wakefield Street, Rochester, NH

**Teams Meeting**

*(These minutes were approved on August 12, 2020)*

#### Members Present

Molly Meulenbroek, *Chair (Teams)*

Martha Wingate, *Vice Chair (Teams)*

Peter Bruckner *(Teams joined at 7:03 pm)*

Mayor, Caroline McCarley *(Teams)*

#### Members Absent

Nancy Dibble

Marilyn Jones

Matt Winders, *Alternate*

#### **Present:**

Geoff Spitzer Chinberg Properties (Teams), Matt Assia Chinberg Properties (Teams), Carla Goodknight CJ Architects (Teams), Michael Scala Director of Economic Development (Teams), Thomas Perkins (Teams)

City of Rochester, NH

### **Preamble for Historic District Commission Meetings during COVID-19**

Good Evening, as Chairperson of the (Historic District Commission), I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, I also find that this meeting is imperative to the continued operation of City government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

a.) Providing public access to the meeting by telephone: At this time, I also welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a

unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Any person found to be disrupting this meeting will be asked to cease the disruption. Should the disruptive behavior continue thereafter, that person will be removed from this meeting. The public can call-in to the below number using the conference code. This is currently set to allow the public to “listen-in” only, there will be no public comment taken during the meeting.

Phone number: 1-857-444-0744

Conference code: 689461

b.) Public Access Troubleshooting: If any member of the public has difficulty accessing the meeting by phone, please email [PublicInput@RochesterNH.net](mailto:PublicInput@RochesterNH.net) or call 603-332-1167.

c.) Public Input: Due to the ongoing situation with COVID-19, the City of Rochester will be taking extra steps to allow for public input, while still ensuring participant safety and social distancing. In lieu of attending the meeting, those wishing to share comments, when permitted, with the City Council (Public Hearing and/or Workshop settings) are encouraged to do so by the following methods:

- Mail: Planning Department/Public Input, 33 Wakefield Street, Rochester, NH 03867 (must be received at least three full days prior to the anticipated meeting date)
- email [michelle.mears@rochesternh.net](mailto:michelle.mears@rochesternh.net) or [PublicInput@rochesternh.net](mailto:PublicInput@rochesternh.net) (must be received no later than 4:00 pm of meeting date)
- Voicemail 603-335-1338 (must be received no later than 12:00 pm on said meeting date in order to be transcribed)

Please include with your correspondence the intended meeting date for which you are submitting. All correspondence will be included with the corresponding meeting packet (Addendum).

d.) Roll Call: Please note that all votes that are taken during this meeting shall be done by Roll Call vote. Molly Meulenbroek, Chair present, Martha Wingate, Vice Chair present, Peter Bruckner present, Mayor, and Caroline McCarley present.

**I. The meeting was Called to Order at 7 pm by Mrs. Meulenbroek**

**II. Approval April 15, 2020 Meeting Minutes**

*The minutes from April 15, 2020 were approved by a motion from Mrs. Meulenbroek and Mrs. Jones and seconded by. All voted in favor by roll call Mrs. Meulenbroek, Chair, Mrs. Wingate, Vice Chair, Mr. Bruckner and Mayor- McCarley.*

**III. 10-12 North Main Street, Scenic and Salinger Block Certificate of Approval for demolition. Case# HDC 120-361&121-10– DTC – 20**

Rochester’s Director of Economic Development presented the demolition application for 10 and 14 North Main Street the Scenic and Salinger building. Mr. Perkins has been

hired to work on the demolition on behalf of the City of Rochester. This is a selective demo of the rear of the building. The front facades of the buildings will remain. The demolition is the 3 story of the Scenic Theater portion of the building and the one story back of the building of the Salinger.

*A motion was made by Mr. Bruckner and seconded by Mayor McCarley to approve the application as submitted. There was a roll call to approve the application Mrs. Meulenbroek, Chair, Mrs. Wingate, Vice Chair, Mr. Bruckner and Mayor- McCarley.*

**IV. 10-12 North Main Street, Scenic and Salinger Block** Certificate of Approval for rehabilitation of existing Scenic and Salinger facades on Main Street portions, and four story addition of apartments in the rear of the building. Case# HDC 120-361&121-10-DTC – 20

The team from Chinberg properties introduced the project Geoff Spitzer Chinberg, Matt Assia, Carla Goodknight CJ Architects. Ms. Goodknight discussed the project and shared the elevations that were included in the HDC packet. She provided the street views of the area. The plan is to restore the street facing façade match the arched windows and the glazed tile on the Salinger block. The roof equipment will be carefully placed to limit visibility from the street facing façade. There will be no occupancy of the roof. Mr. Spitzer explained the vinyl siding choice and the top band of vinyl on the fourth floor. Mr. Bruckner had questions regarding windows on the third level street facing. There will be no windows. The HDC members questioned the materials and color that the west elevation will be view seen from the North Main Street Bridge. The applicant plans on using the same material and painting a color that matches the front façade.

*A motion was made by Mr. Bruckner and seconded by Mayor McCarley to approve the application as submitted. There was a roll call to approve the application Mrs. Meulenbroek, Chair, Mrs. Wingate, Vice Chair, Mr. Bruckner and Mayor- McCarley.*

**V. Administrative Approval**  
None

**VI. Certified Local Government Grant- Accepted by City Council May 5, 2020**  
The City Council approved the grant application at the May 5, 2020 meeting.

**VII. Other Business/Non-scheduled Items**

None

**VIII. Adjournment**

*A motion was made by Mr. Bruckner to adjourn the meeting at 7:45 pm. All voted in favor.*

Respectfully submitted,

Michelle Mears, AICP  
*Senior Planner*