

NASHUA HISTORIC DISTRICT COMMISSION

Monday, January 28, 2019, 6:30 p.m.
Community Development Conference Room, City Hall

Members:

Ald. Patricia Klee
Robert Sampson
Robert Vorbach
Mariellen MacKay
Chris Barrett
Edward Weber

Also present:

Carter Falk, Deputy Planning Manager/Zoning

Note: Audio did not work.

MINUTES:

November 26, 2018

MOTION by Mrs. MacKay to approve the minutes as presented, waive the reading, and place the minutes in the file.

SECONDED by Mr. Weber.

MOTION CARRIED UNANIMOUSLY.

OLD BUSINESS:

None.

NEW BUSINESS:

Bruce Labitt and Elinor Schwartz, 46 Concord Street, Nashua, NH

- 1. Labitt-Schwartz Family Revocable Trust of 2007 (Owner) 46 Concord Street (Sheet 66 Lot 72) requesting the following: to install an exterior door, a 48" x 42" landing with shed roof, and three steps to allow for access to back yard from interior of house, and in doing so, removing false window on first floor, and relocate false window on second floor to create top-bottom symmetry of home – all work on northern elevation behind ell of house. RB Zone, Ward 3.**

[Case was scheduled for 12-17-18 meeting, but there was no quorum – continued to tonight]

Mr. Labbitt stated that they are renovating their kitchen, and would like to add an access door to the back yard, it would go out to a small landing with about three stairs. He said that the size of the landing would be 42" x 48". He said that the frame will be made of pressure treated lumber and the decking will be Trex, square edged, Island Mist. He said that the risers, edge of the deck and stringer, and the 4x4 posts supporting the roof structure will be wrapped in white PVC. He said that the proposed roof structure will cover the landing and stairs.

Mr. Labbitt said that the landing is modest in size and has been carefully designed to respect the scale of the existing house, and all materials and details, including those for the corner/fascia shall match the existing house as closely as possible, and the construction will not be visible from the street, as it is in front of an "ell" on this side of the house.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

Letter received from Pam Thunstrom, 48 Concord Street, which was given to the Commissioners and discussed at meeting.

The Commissioners expressed support for the request, stating that the door and landing will increase the safety inside the home by providing a proper means of egress.

MOTION by Mrs. MacKay to approve the request as per the submitted plans.

SECONDED by Mr. Weber.

MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

MEMBERS COMMENTS:

59 Concord Street:

It was noted that there are three large green new upright propane tanks by the front (south) corner of the house. Mr. Falk said he will check with the Building Department to see if a permit has been applied for, as they would require a Mechanical Permit and HDC review and approval.

68 Concord Street:

There was discussion about the shed that was relocated to the front corner of the lot (it's existing location). Commissioners still have concern about the location where the shed was moved to. The owners have moved, and there are new owners. The decision was to contact the new owners and invite them come to an HDC meeting in April to discuss the shed.

ADJOURNMENT:

The meeting was adjourned at 7:10 p.m.

CF/cf