

# NASHUA HISTORIC DISTRICT COMMISSION

Monday, June 26, 2023, 6:30 p.m.  
City Hall, 229 Main Street, Room 208, and, Zoom

## *HDC Members:*

Ald. Patricia Klee  
Robert Vorbach  
Chris Barrett  
Bill Slivinski (arrived at 6:35)  
Bill Quinn

## *Also present:*

Carter Falk, Deputy Planning Manager/Zoning  
Kate Poirier, Zoning Coordinator

Mr. Falk called the Roll Call; the attending members indicated their presence by verbal confirmation.

## **MINUTES:**

May 15, 2023

**MOTION** by Mr. Vorbach to approve the minutes as presented, waive the reading, and place the minutes in the file.

**SECONDED** by Mr. Barrett.

**MOTION CARRIED UNANIMOUSLY BY VERBAL ROLL CALL OF THE MEMBERS.**

## **OLD BUSINESS:**

None.

## **NEW BUSINESS:**

- 1. Teas Family Rev. Trust (Owner) 93 Concord Street (Sheet 64 Lot 37) requesting approval to revise roof line from an approval granted by the HDC for a second story porch on June 13, 2022, from a slanted roof to a flat roof. RA Zone Ward 3.**

## Voting on this case:

Ald. Patricia Klee  
Chris Barrett  
Robert Vorbach

Bill Quinn  
Bill Slivinski

Frank Teas, 93 Concord Street, Nashua, NH. Mr. Teas referred the Commission to his package, indicating that it very complete and detailed, and just a minor change from last year's plan.

Mr. Vorbach said that it's headed in the right direction, the eave line of the hip roofs, with the bracketing detail, if that eave line can be blended in terms of detail.

Mr. Teas said that it's a goal, to replicate the corbels.

Mr. Vorbach said it would look fantastic. He said that every way to go, possibly even a tower element, similar to the house next to this one, but that's a cylindrical tower. He said that when you do that, you have to cricket behind it and have a place for snow to build up.

Mr. Teas said that he's a banker by trade, and that wouldn't be in the budget.

Mr. Vorbach said that it would blend nicely, and with the details, will look nice.

Mr. Slivinski said that when Mr. Teas decided to do the project, he was happy with it, and when he came back to enclose it, he said that architecturally, it looks better for the neighborhood, and has heard nothing but positive comments on it.

Mr. Vorbach said that it does have drainage, and all the good stuff about a flat roof. He said that the house has nice detailing on it.

**SPEAKING IN FAVOR:**

Letter received from Diane & Mike LoRe, 91 Concord Street, Nashua, NH, in support.

**SPEAKING WITH OPPOSITION OR WITH QUESTIONS OR CONCERNS:**

No one.

**END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:**

**MOTION** by Mr. Barrett to approve the application as submitted and presented.

**SECONDED** by Ald. Klee.

**MOTION CARRIED UNANIMOUSLY PER VERBAL ROLL CALL OF THE COMMISSIONERS.**

**OTHER BUSINESS:**

Mr. Vorbach said that a while ago, a carport came in for review, and it wasn't designed at all, there was no design, and we were designing in, it's on Concord Street. He said that he walked by it the other day and there's something there, it has a steel frame and sort of a saltbox look and it's not finished, that he knows of yet. He said that it is something to think about, the completeness of a package, the clarity of the design, and what actually gets built. He said that if the Commission

doesn't have that in a submitted package, and it's not clear, then they'll have to come back with a design.

Ald. Klee agreed, as too many times, not only here in Nashua, but elsewhere, where people come up with their own design, things get brainstormed, and they run out of money, they don't have the plans.

Mr. Vorbach said that it's not horrible looking, but it could have been better.

Mr. Slivinski said that someone came up to him and were unhappy that they didn't close the back end of it, and he agreed, the back end should be closed in.

Mr. Vorbach said that he thought that they were supposed to, the Concord side and the back, so that cars could not be seen within the structure.

The Commissioners asked about repercussions if the plan is not built as submitted.

Mr. Falk said that they're supposed to build it as approved. He said that there are always issues with funds, contractor schedules, weather, and building materials lately may be hard to come by.

Ald. Klee asked if there is a timeframe for completion, as the Planning Board and Zoning Board, there is a one year time frame.

Mr. Slivinski said that property is a rental property, they're going to do it for the least amount of money, and it's just an investment.

Mr. Falk said that there's really not a time frame, once a building permit is granted and they begin, they're supposed to finish the project. He said that after a certain timeframe, perhaps six months, they can reissue the permit so it stays active, and staff has to close out the files with final inspections and C.O.'s. He said that projects just cannot stay in perpetual construction stages. He said he'll look into the specifics of the carport approval and report back.

**MOTION TO ADJOURN** by Mr. Barrett at 6:45 p.m.

CF/cf