

NASHUA HISTORIC DISTRICT COMMISSION

Thursday, 8 December 2008, 6:30 p.m. – Room 208, City Hall

Members:

Elizabeth Foemmel
Frank Mellen
Bob Sampson
Bill Slivinski
Michael Tamposi
Randy Wilbert

Also present:

Carter Falk, Planning Department

78 Concord Street – Sheet 65, Lot 98, RA Zone – Brian H. and Anneliesa Law, owners – Requesting approval to replace an existing wood stove and replace with a gas stove exterior bump-out

*Brian Law, owner
Darrin Colinaro, G. M. Roth & Company
Ed Campbell, G. M. Roth & Company*

18 Abbott Street – Sheet 67, Lot 32, RB Zone – Richard Jean, owner – Requesting approval to construct a 2-family structure after sub-dividing the lot and reducing the existing 5-unit multi-family building to 4-units

*Gerry Prunier, attorney
Richard Jean, owner
Pat Snow, 18 Merrimack Street
Darlene Donovan, 14 Merrimack Street
Paula Cook, 26 Abbott Street
Tony Pascale, 26 Abbott Street*

Note: The recorder did not work. These minutes are taken from notes from the meeting.

Minutes

With Mr. Sampson making the motion and Mrs. Foemmel seconding, the 27 October 2008 minutes were unanimously approved.

78 Concord Street

The applicant would like to replace an existing wood stove with a gas stove. Pictures of the exterior of the house, plus catalog pages and plans were submitted. Also submitted were pictures of the existing ductwork in the cellar. The pipe that is currently coming out above one of the windows of the half-octagon section at the rear of the house would be removed. (Refer to letters dated 1990 and 1991 in the HDC files.) The new Lennox #3530 stove would have an exterior bump-out located at ground level, essentially below the location of the existing pipe. The bump-out would be 48” wide, 60” tall and extend 12” from the outside wall.

With Mr. Wilbert making the motion and Mr. Mellen seconding, the application was unanimously approved.

18 Abbott Street

The applicant would like to construct a new 2-family structure on the parcel after sub-dividing the lot and reducing the existing 5-unit multi-family building into 4-units. The applicant previously came to the November 2008 meeting.

The 2½-story new structure would be 28' x 44', with each unit being 28' x 22'. The windows would be 6 over 6. The house would be the Jean model of a Winsor home and a spec sheet listing standard Winsor home amenities, plus catalog pages of various materials were presented for the proposed house. The combined front unit steps would be granite with the separate steps of each rear door made of PT. A drawing of the outside design was presented, in addition to showing the kitchen/dining, living and bathrooms of side A and B of the proposed house.

The members want the applicant to bring in samples of all of the materials they are going to use for the structure. They also want a more complete set of plans.

In favor of the project – No one present

Opposed to the project:

Pat Snow was concerned about the lack of green space, with the new structure being large and taking up a lot of the land plus the overall size of the building.

Darlene Donovan was concerned the property will be another run-down dilapidated building after a few years, as the owner will not live there and the renters not care about the building.

Paula Cook was concerned about the density of the neighborhood and if you could see the back of the structure from Abbott Street.

Tony Pascale was concerned about the density in the area.

With Mr. Slivinski making the motion and Mr. Wilbert seconding, the application was unanimously tabled to the January 2009 meeting. The members want samples of all materials used for the structure: doors, siding, shingles, and windows. They also want a more complete set of plans provided.

The meeting adjourned at 7:30 p.m.