

NASHUA HISTORIC DISTRICT COMMISSION

Thursday, 24 March 2008, 6:30 p.m. – Room 208, City Hall

Members:

Michael Findley
Bill Hooley
Frank Mellen
Bob Sampson
Michael Tamposi, Alderman

Also present:

Carter Falk, Planning Department

6 Concord Street – Sheet 67, Lot 59, Property Account #7438, RC Zone – Robert N. Rodrigue (owner) – Requesting to remove a window and replace with a door, along with adding an exterior handicap ramp

Robert N. Rodrigue, 12 Catherine Street, Nashua

15 Concord Street – Sheet 43, Lot 1, Property Account #23808, RC Zone – Mobil Oil, Property Tax Division (owner) – Requesting to reface the existing gas pump canopies with a new colonial look

Don Booth, NH Signs, Londonderry

Peter March, NH Signs, Londonderry

Warren S. Daansen, 39 Orange Street, Nashua

David Pierce, 13 Manchester Street, Nashua

Rob Borowski, 7 Crescent Street, Nashua

Barbara Pressly, 11 Orchard Avenue, Nashua

Minutes

January 28, 2008 – With Mr. Mellen making the motion and Mr. Hooley seconding, the minutes were unanimously approved, with the first sentence changed to read west side instead of south side.

February 25, 2008 – With Mr. Findley making the motion and Mr. Tamposi seconding, the minutes were unanimously approved.

6 Concord Street

Mr. Rodrigue wants to add a handicap ramp. He would also replace a window with an exterior door to provide access to the ramp. This application was previously submitted at the 25 February meeting, but was only advertised for a ramp. It has been modified to include both the ramp and door. Pictures of the proposed ramp and door area of the building were presented, along with a plan. The ramp and platform would use 2" x 8" pressure treated wood, 12" on center and be 32' long. The decking material would be 1" x 4" mahogany and the railing 1½" pipe. In order to keep the same height as the other windows in the area, the existing window lental would remain. Below the lental, a new transom window of 16" x 8" would be added, and then a new 4" lental installed below the window. A new 36" x 80" door would be placed below those items.

Mr. Findley said the distance from the ground to the first floor is 45". In order to meet code, the ramp would need to be 45' long and also need an intermediate landing. Mr. Rodrigue said that would be no problem and will extend the ramp into the parking lot area.

With Mr. Sampson making the motion and Mr. Hooley seconding, the proposed application with the amended 45' length for the ramp was unanimously approved.

15 Concord Street – Mobil Oil

The gas station has changed from a Mobil to a Gulf station. Mr. Booth and Mr. Marsh said they want to reface the existing canopy on the gas pump. The existing canopies were approved by the HDC in 1991. Pictures of the existing and proposed canopy and pumps plus details of the covers were submitted. There would be four 4-sided colonial canopy light covers with raised panels and crown molding plus eight 1-sided Gulf pump number panels added. The existing end caps of the canopy cast light 360° while the new end caps would be white and opaque so the light will only cast down. Previously the Mobil symbol was on the canopy; the new canopy would not have the Gulf logo, but the logo would be added below the gas nozzles of the pumps instead. “Full Service” will be added to the end of the canopy. The current canopy is 32” wide x 12’ long and the new canopy would be slightly increased in size due to the thickness of the new material.

Mr. Daansen spoke about the past history of the parcel. Mr. Falk stated they were only there for the case presented. Mr. Daansen said there weren’t dimensions. It was said that the height and width would be the same as the existing canopy since they are only covering it.

Mr. Pierce said he passed an ordinance in 2003 requiring HD abutters be notified (of upcoming cases). Currently there is an oversight in the new zoning law that eliminated that requirement. He said it would be resubmitted. He is against the proposal, as they are required to submit drawings to scale with accurate measurements. He felt the proposal wasn’t accurate. Even though a sample of the material was submitted, it wasn’t a sample of the actual piece that will be put on the canopy. He is not against the design, but felt that anything you read is a sign and that “Full Service” is a sign. Discussion ensued about what a sign was. Mr. Falk gave examples of wording that the city doesn’t count as signs – hours of operation, menu board signs, credit card info, etc. Mr. Pierce felt the application should be denied until they come back with a scaled drawing with the actual thing and resubmit it. He felt the application was deceived as it said there were no signs on the canopy.

Mr. Borowski had come to the meeting as he had heard the canopy was going to be twice as wide. He has no problem with the application.

Ms. Pressly felt the proposal to have no signage larger than what is already there is a good solution.

With Mr. Sampson making the motion and Mr. Findley seconding, the proposed application was unanimously approved. It was noted that the height of the canopy is the same as the existing canopy, and the length, depth and width dimensions are nominally the same as the existing canopy. The signage thereon is smaller and lesser obtrusive than the existing signage.

HDC Notifications

In the old code, in addition to the Planning and Zoning Board case abutters, HD abutters were required to be notified of upcoming cases. The current Land Use Code omits the notification to the HD abutters, but site notification signs are being placed at the site announcing the information.

With Mr. Sampson making the motion and Mr. Mellen seconding, the HDC recommends that the aldermen amend the Land Use Code so that HD abutters be notified of HDC meetings affecting their properties as abutters. It was unanimously approved.

The meeting adjourned at 7:35 p.m.