

CITY OF FRANKLIN HERITAGE COMMISSION

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FRANKLIN HERITAGE COMMISSION

Wednesday, December 11, 2019 at 6:00 p.m.
City Council Chambers – City Hall

Minutes

- ❑ **Call to Order**
- ❑ **Salute to the Flag**
- ❑ **Roll Call – Present:** Chairman Glen Feener, Bob Lucas, Paul Trudel, Leigh Webb, & Colby Morrill. **Absent:** Mike Mullavey.
 - ❖ **Seat Alternates:** Chairman Feener sits in for Member Mullavey.
- ❑ **Approval of Minutes of the October 28, 2019 Public Hearing Meeting of the Board.** Members Webb/Trudel motioned/seconded approval of the minutes as recorded. Member Lucas abstained due from absence from Oct. 28th meeting. By a vote of 4-0-1 the motion carried.
- ❑ **New Business:**

H19-13: Spirit Seeker, business owner-Affirm Community Accounting, is requesting approval to install an 18-inch x 24-inch wall sign at 181 Central Street [map/lot 117-272-00] in the B-1 zoning district.

The applicant stated that he is an accountant who has rented space at 181 Central Street for two years. He showed the Commission members the sign he hoped they'd approve, stating that it would be mounted on the wall on the front of the building. Member Webb asked if the applicant had the permission of the property owner to drill into the brick work in order to attach the sign and that the brick work would be repaired, if the sign was removed. Spirit Member stated that he did. Planner Lewis admired the design and colors of the sign and asked where it had been made. Spirit Member said he got it through an online sign company called "SmartSign." Chairman Feener stated that it is a nice-looking sign. No one from the public spoke and when the discussion was brought back to the Commission, Members Webb/Trudel motioned/seconded approval of the sign as conditioned in the draft decision. **The motion carried with a vote of 4-0-0.**

H19-14: Hill Village Bible Church, business owner, is requesting approval to change the wording on an existing 21.5-foot-long, 22-inch-wide wall sign at 333 Central Street [map/lot 117-057-00] in the B-2 zoning district. The new wording will read 'Central Street Mission'.

Planner Lewis told the Commission that the Church representatives had a conflict and would be unable to attend this evening. Mr. Lewis added that he informed the representatives that if the Commission had any significant questions regarding the sign, the hearing could be continued. The Planner then added that he thought this was a pretty straight forward application in both color and design. The space where the lettering is going to be added, has been used for the last two or three commercial uses of that building. Member Webb asked if the signage currently in the windows would continue to be there and if they fell under the Commission's purview. Planner Lewis said that once a decision is made, he would speak to the applicant and hopefully one or more of the window signs would be taken down. Member Webb felt that the Commission should be consistent; if they are allowing the sign above, they should have some say in the window signs. No one from the public chose to speak. When brought back to the Board, Member Webb asked if he would be in order to continue this since they don't have an answer regarding the existing window signage, or does the Commission just want to make a condition regarding the window signs. Planner Lewis felt the latter suggestion would work. Member Webb motioned that the Heritage Commission approve the proposed sign for Hill Village Bible Church, subject to signage in the window to be discussed at a later time. Member Trudel seconded. **The motion carried by a vote of 4-0-0.**

H19-15: Krystal Castle, business owner, is requesting approval for a 50"x 50" window vinyl sign at 419 Central Street [map/lot 117-165-00] in the B-2 zoning district. The sign will read 'Krystal's Crazy Cuts – Pet Grooming'.

Ms. Castle told the Commission that she is just planning on a vinyl sign that can be easily removed should she relocate. Member Webb asked if it was a vinyl applique and if she was installing it herself or having a professional do the install. Ms. Castle confirmed that it was an applique and that it would be installed by Signarama. Member Webb also asked about the other proposed sign in the window. Ms. Castle said it would be a hanging sign with the shop hours. Member Webb suggested the applicant get together with Planner Lewis regarding the color selection of that sign. Planner Lewis asked the applicant if the vinyl sign would be made up on individual letters or one whole sheet with clear space between the logo and the lettering. Ms. Castle said it would be one whole sheet. Member Webb ascertained that Ms. Castle was new to Franklin and welcomed her. Member Lucas asked about the size of the window. Ms. Castle said it is approximately 80 inches by 80 inches. There was no public comment. Members Webb/Trudel motioned for approval of the window sign with the caveat that the 'open/closed' sign colors conform to the Commission's approved colors. **By a vote of 4-0-0 the motion carried.**

H19-16: Peabody Home is seeking approval for the demolition of the Peabody Home and the construction of a new complex with exterior design improvements at 22-24 Peabody Place [map/lot 117-138-00] in the B-1 zoning district.

Chris Seufert, Chairman of the Board of Peabody Home and Gerry Menke, EGA Architects were present to speak about the application. Attorney Seufert told the Commission that this was a \$15-20 million dollar project. They need approval from the Franklin Planning Board and then get it through Rural Development Housing for funding. He added that the Franklin Savings Bank had given them a bit of a boost today. He suggested that the Commission members take a look at Proctor Point now that the old house has been demolished. There is an old pump house that they will keep. The staging for the Peabody Home will be done there. Gerry Menke told the Commission that this is a two-phase construction project that will completely rebuild Peabody Home. The first page of the handout shows the first construction phase. The river goes around the site, so there are essentially two river frontages. The new building will be 63,500 square feet that consists of a total of 74 apartments made up of 13 memory care, 45 assisted living and the remainder, independent living. The first phase will have memory care with a secure courtyard, service components (kitchens, etc.). The next floor up will have assisted living and the floor above that will also be assisted living. After the original building comes down, the second construction phase will commence. This will complete most of the Commons area with independent living on all three floors.

Member Webb asked if the Phase One structure would be self-sufficient during the teardown of the old building. Mr. Menke said it would be although it isn't a complete structure. Peabody Home has made it clear that they wish to keep their current residents and staff, so by building this in Phases that can be accomplished. Member Webb asked about the timeline from the beginning of the demo of the old building to the completion of the second phase. Mr. Menke answered that the first phase of construction will probably take about 16-18 months. Then there will be a time for moving into this first phase. From that point it will probably be another 18 months; twelve months of construction following the asbestos and lead remediation of the old structure before the demolition.

Planner Lewis added that the issue of phasing has come up in a couple of tech review meetings. Phase 1 building will need to be code compliant for fire, life safety, nursing needs, etc. so, this section will be pretty stand alone; office space and commons areas will be included in the second phase. Mr. Menke pointed to the plans and indicated that although this is the case, this wouldn't be a complete building without the second phase. He then went on to describe the exterior components of the building. The brick will recall some of the brick from the downtown area. They will also be trying to recall elements on the Unitarian Church. All colors will be from the Heritage Commission pallet. There is brick and a small amount of stone of one part of the building, along with a Paradigm window in green. The Clapboards and shingles in vinyl will also be in consistent colors. Member Webb asked about the large maple tree that is on the property. Mr. Menke stated that it would need to be taken down since they need that area for stormwater retention.

No one from the public chose to speak. When brought back to the board, Member Webb asked Mr. John Benham if there were any blueprints from the original building or cottage, or any other existing archival materials. Mr. Benham stated that the original 1940 building blueprints don't exist, but they have the annex and the river view room blueprints. He added that they were obligated by the State of New Hampshire to come up with a history

and display it. Member Webb asked about the history of the cottage. Mr. Benham said that the cottage was a private home that sat where the existing Peabody Home sits now. It was moved in 1940 to its current location. It was added onto a bit in subsequent years. In the 1960s it was two apartments. Member Webb asked if there was any interest in moving the cottage and Mr. Benham said that they've put out some feelers to whoever would like to buy it and move it. It is an excellent building in good condition, but it is in their way. Member Webb asked if there was a deadline when someone could relocate the cottage. Mr. Benham said it needs to be gone by the first of May and suggested that if the City was interested it could be moved and used as an office building. Member Trudel asked about the size of the cottage and it was thought that it was approximately 15-16,000 square feet. Mr. Benham added that there are currently 4 independent apartments there with a kitchen in the back.

Member Lucas informed the Commission that he sits on the Board of the Peabody Home and must recuse himself from voting on this application. A motion was made by Member Trudel to approve the application per the draft notice of decision to include the demolition work and the exterior design changes on the new structure. Member Webb seconded. **The motion carried by a vote of 3-0-0.**

- ❑ **Other Business:** Planner Lewis asked the Commission to consider a policy regarding signage. He asked if the Commission might be interested in some policy and/or regulation change that would allow signage that meets the Zoning size limitation and the color based on the approved color pallet to be approved administratively. The Planner suggested that he put together a draft of some language that they could review at the next meeting. Member Trudel asked if the Planner was referring to signs like those presented this evening. Mr. Lewis said yes, but if he felt the size and type of sign request was at all questionable, he would inform the applicant of the need to get Commission approval. He feels that if the board adopted the regulatory change it would make the City more business friendly. Chairman Feener said he would definitely entertain that idea. Member Webb wants to the Commission to guard against any precedence that could come back to haunt them later. Member Lucas said that it would be all right as long as applicants knew they still reserved the right to ask for a full assembly of the Commission. Chairman Feener said that like zoning issues that come before Planner Lewis, if it follows the established criteria, administrative approval should be okay.
- ❑ **Public Comment:** none
- ❑ **Adjournment:** Members Trudel/Webb made and seconded a motion to adjourn at 6:35 pm. All were in favor.