

**FRANKLIN HERITAGE COMMISSION  
MINUTES**

**MONDAY, MAY 10, 2021 at 6:00 P.M.**

- ❑ **Call to Order – Chairman Glen Feener called the meeting to order at 6:01pm**
- ❑ **Salute to the Flag**
- ❑ **Present –** Chairman Glen Feener, Tim Stangroom, Bob Lucas, Colby Morrill, James DeBernardo & Sam McLaughlin. **Absent – Paul Trudel, due to conflict with City Council meeting.** Mr. DeBernardo is seated for Member Trudel for voting purposes.
- ❑ **Approval of Minutes of the January 11, 2021 Public Hearing Meeting of the Board.** Member Lucas motioned to approve the minutes of January 11, 2021. Member Morrill seconded the motion. Member Stangroom noted an error of omission in his employer – should be NH Department of Health & Human Services. By a vote of 5-0-0 the minutes were approved as amended.

- ❑ **Old Business:**

Director Lewis discussed a minor change in the previously approved windows in the second floor of Toad Hall had been brought to his attention. He explained he had asked Julie Menth (owner) to provide an update as to the change and request new approval. Ms. Menth presented photos of the new proposed windows explaining that the change was necessary due to rot that was discovered during installation and that the previously approved windows would no longer fit. Member Stangroom asked if the rot would force any changes in the woodwork surrounding the windows. Ms. Menth said there would be no other changes. Chairman Feener asked if there was any public comment. Seeing none, a motion was made by Member Lucas to approve the modified windows. Seconded by Member DeBernardo. Motion passed with a unanimous vote.

- ❑ **New Business:**

**H 21-03:** Chinburg Properties is seeking approval of the demolition of a newer section of Map/Lot 117-153, the existing commercial building at 81 Memorial Street [117-261-00], the removal of older fire escapes, and the removal of one of the existing elevator shafts. The façade renovations to the overall Stevens Mill complex [20 Canal Street, Map/Lots 117-153 and 365] will involve the installation of new windows approved by the National Park Service.

Paul Goodwin from Chinburg Properties gave a presentation on the proposed renovations to Stevens Mill complex. He began by explaining the type of projects they do and that they will be using Historic Tax Credits to fund the renovations. He explained it is a rigorous process to get approval and accountability after the completion of the project. The changes to the complex will be to remove any non-historic, non-contributing features and will include: removal of external fire escapes and demolition/removal of newer pie-shaped building in between two of the older mill buildings. He presented a packet to the Commission with

renderings of the proposed windows and doors, and court yard with access to all four buildings.

Member Lucas asked about the safety of the new windows in regards to children and firefighting. Mr. Goodwin explained that all windows would have to meet the safety code requirements in order to qualify for tax credits.

Member Stangroom asked about repairs to the building and how that would be accomplished where things are removed like the fire escapes and the elevator shaft. Mr. Goodwin explained the National Park Service (NPS) requires they bring in a mason to do the repairs and match the brick and mortar.

Member Morrill had questions about what time period were they using to determine what is historical. Mr. Goodwin explained that NPS will look at to the original purpose of the building.

Member McLaughlin asked about what types of businesses they were looking to encourage in the new space. Mr. Goodwin explained that the tenant currently in Building A would be moving to Building B and that is mostly full but they would be targeting light industrial businesses such as a micro-brewery.

Member Lucas expressed concern about the removal of the fire escape while renovations are in progress and the safety factor. Mr. Goodwin explained that a new egress is built prior to removal of any existing features. Member Lucas followed up with safety questions about the removal of the elevator shaft. Mr. Goodwin explained the openings to the elevator shaft at each floor would be replaced with double doors onto small balconies in those units effected.

With no questions from the public, Chairman Feener closed the public comments.

Member Stangroom asked Director Lewis about City requirements for approval and Director Lewis explained that everything needs to be approved by NPS and those requirements are much stricter than the City's.

Chairman Feener asked how soon they were looking to start the project, to which Mr. Goodwin replied as soon as possible.

Member DeBernardo questioned the ability to secure materials given the current shortages and difficulties that other projects are experiencing. Mr. Goodwin said he was not sure about that but hopeful that the project would be able to progress quickly.

Member Lucas asked how many apartments would be in the renovated buildings. 140-147 was Mr. Goodwin's estimate.

Member DeBernardo made a motion to approve:

**"I move that the Franklin Heritage Commission approve the application from Stevens Mill LLC for the demo work and the façade improvements as outlined as the May 10, 2021 hearing on the application".**

Motion was seconded by Member Stangroom. Motion carried by unanimous vote.

- **Adjournment:** A motion to adjourn was made by Member Stangroom and seconded by Member Lucas. The motion carried by unanimous vote. The meeting adjourned at 6:37 pm.

Minutes were recorded by Judy Bibbins, Administrative Assistant, Planning & Zoning.