

CITY OF LACONIA HERITAGE COMMISSION
1:30 PM City Hall - Armand A. Bolduc City Council Chamber
Draft Minutes

12/28/2020 - Minutes

1. Call to order

Chair Michael Sweet called the meeting to order at 1:31PM and read aloud the electronic access information for the public.

2. Salute to the flag

Chair M. Sweet led the Pledge of Allegiance.

3. Roll call

Members physically present: Dorothy Duffy, Michael Sweet, Mark Haynes

Members remotely present via Zoom: Jane Whitehead, Lois Kessin, Catherine Tokarz

Guests present: Emily Ricard representing 76 Lakeside Ave.

4. Recording secretary

Ashley Ruprecht, Conservation Technician

5. Staff in attendance

Planning Director Dean Trefethen

6. Old business

6.I. Discussion and possible vote for next action on 76 Lakeside Ave

D. Duffy said she spoke with other residents in the Weirs about the demolition and they are also not in favor of the demolition. D. Duffy is opposed to the demolition because she feels the building is important to the character of the Weirs and believes the building can be reused. There is discussion between Emily Ricard, who is representing the owners of 76 Lakeside Ave, and commission members about the basement of the house.

Chair M. Sweet requested that the \$10,000 the applicant has offered toward moving the house is publicized in the Laconia Daily Sun. E. Ricard said she is open to suggestions the Heritage Commission has for salvaging the building and will publicize it in the Laconia Daily Sun.

L. Kessin and D. Duffy explain that they would rather not see the house moved at all since it's existing location in the Weirs is valuable.

There is additional discussion about whether the building can be reused. E. Ricard explained that the building does not meet ADA compliance. E. Ricard believes the new use of the property will be an improvement because it will likely be commercial and residential use that is in character with the area. She would like to have long term residents rather than weekly renters but would likely need a variance from the Zoning Board of Adjustment. E. Ricard said they own 10 acres within 400' of the property.

C. Tokarz would like to see the building reused as is, for storage or office space or a similar use, and suggested people access from Route 3 where the back of the building could be made ADA accessible. There is further discussion about ADA compliance issues, the bathroom ceiling being too low, and the fact that the house has no hallways so you need to walk through separate rooms to get from one end of the house to the other.

D. Trefethen said that while no plans have been submitted for redevelopment, the applicant would likely need to lower the existing grade of the ground to make it level with the sidewalk in order to meet ADA

compliance.

E. Ricard said that the house is free, and they will contribute \$10,000 toward relocating the house, and offered support in other ways that may be necessary such as advertising the house and documenting its history. Chair M. Sweet requested that an ad is placed in the Laconia Daily Sun. E. Ricard agreed and said she will also put it on social media. E. Ricard wants the property cleared by Tax Day in mid-April, and will work with any interested parties between now and then.

D. Trefethen said that although there has been some discussion about next steps, there has not been an agreement on the disposition of the building. He said the Heritage Commission has a few choices; 1) They can do nothing and let the 10 day petition period pass and the demolition permit will proceed to City Council. 2) Within 10 days the Heritage Commission can file a 60 day petition to City Council, or 3) The Heritage Commission can continue to work with the applicant and file a 60 day petition to City Council within 10 days.

L. Kessin said she thinks removing the building by mid-April won't be feasible because it is such a short amount of time for someone who is interested to possibly purchase property and move the house. L. Kessin motioned to petition for 60 days to the City Council. D. Duffy seconded. L. Kessin added that she still wants to negotiate and work with E. Ricard. Chair M. Sweet agreed. All members voted in favor by roll call vote.

D. Trefethen will work with Chair M. Sweet to file the petition to City Council and will also work with E. Ricard. The Heritage Commission will be contacted for another meeting with E. Ricard in the near future. E. Ricard asked the Commission to let her know of any suggested contacts who may be interested in the building.

7. Adjournment

C. Tokarz motioned to adjourn the meeting. D. Duffy seconded.

The meeting adjourned at 2:21PM.