

Peterborough Heritage Commission
Approved Minutes
August 18, 2016 5:30 p.m.

Present: Richard Estes; Debby Kaiser; Mose Olenik; Peggy Shaughnessy; Melissa Stephenson; Doug Ward, Alternate; Tyler Ward, Selectman

Absent: Bruce Batten; Sheila Kirkpatrick, Alternate

Meeting opened at 5:30 p.m.

Report on meeting with Jennifer Goodman, NH Preservation Alliance

Peggy Shaughnessy stated that the parties who plan to lease the GAR property may have funding to purchase it.

She updated the commissioners on the PHC's 8/18 meeting with Jennifer Goodman of the NH Preservation Alliance. Dick Estes, Mose Olenik and Debbie Kaiser participated via phone.

Peggy updated Jennifer about the communication on the GAR history with the town and potential buyers and noted more changes appeared in the most recent rendition of the easement as submitted to the PHC for review.

Jennifer Goodman recommends getting letter from Peter Michaud, of NH Historic Resources. Goodman will draft the GAR property easement, taking into consideration the PHC concerns and requests and pass it by Peggy in time to reach the Select Board on Tuesday, Sept 6th.

Mose noted that a descriptive document about the GAR Hall is part of the easement and asked who writes it. Susan Phillips-Hungerford may have some pieces of this description and there is information available on the town website in a 400-page document about the architecture of all properties in Peterborough's historic district. Tyler Ward has the information on a disc and it may be in the library downstairs in the town house as well.

MOTIONS:

- Peggy S. moved that the PHC use its budget funds to pay an architect to draft the description of the GAR architectural features if necessary. Estes seconded, all were in favor and the motion passed.
- Mose moved to pay with budget funds, NHPA's Jennifer Goodman her regular hourly wage for consulting work. Estes seconded, all were in favor and the motion passed.

Debbie Kaiser said that the Commission should insist that the preservation easement language remain as submitted originally.

Discussion followed regarding the stewardship of this easement.

If the Town holds easements, the stewards are interested volunteers, doing the monitoring.

Ultimately, the Town holds responsibility.

It was noted that the Town doesn't want to hold land conservation.

Dough Ward noted that holding an easement on land is different than holding easement on a building.

Peggy gave an estimated *one-time cost* of \$10-\$20K payable to the NHPA to Rodney for its fee for holding the easement. It was noted that this is not an annual fee and that there is tax relief that should be included in the Purchase and Sale agreement. The easement should be in place before the P&S is signed.

If neither the town nor the buyers want the easement, Jennifer Goodman can write up language stating how Heritage can be more involved.

Mose stated that it should be clear that the Heritage Commission's role in the easement process is not just an opinion but has been studied, informed, and discussed at great length.

It was agreed that it is good practice to allow a professional entity to hold easement.

Debbie Kaiser mentioned that the buyers be made aware of any costs associated with this easement. She noted if there's preservation on the land, the banks will be involved, and cited subjugation of mortgage on page 11.

Peggy summarized that the Commission, upon receiving a letter from Peter Michaud, and the NHPA writing the easement, will reconvene and writes a letter to the Select Board about the version of the easement we stand behind and why.

Debbie Kaiser noted the PHC has been working on this easement for several years. Duffy and Rick Monahon donated their time and professional expertise on this project at no expense to the Town, and that the Town agreed at that time that it would hold the easement.

Language about possibility of moving the building will also be included in Goodman's draft easement. The conditional rights (section 4) state why its important for the town to live with this.

Goodman had noted that the newer version of the easement contained referrals to items that had been removed from previous iterations. E.g. the word "tower" was deleted; deleted information about the skyline is important to include, too. Duffy Monahon's original easement included these concerns and more and the PHC expects them to remain.

Brief discussion followed about describing the GAR property and its surroundings at the beginning of the document and then referring to it (in its entirety) throughout the document as "the property."

Support-of-grant-application letter

Melissa Stephenson read aloud a draft letter in support of an \$800K Transportation Alternatives Grant application. After some clarification and discussion about what section of the common pathway was being referred to in the letter, it was generally agreed that the PHC will sign the letter with suggested minor corrections.

A copy of this letter (submitted as attachment here) with minor corrections was approved.

Other Business

Discussion of reuse of old rail trail and reestablishing crossing the river.

Dick Estes spoke about continuing to plan for mitigating climate change, including a wider swath of natural habitat along the river. Melissa will resend the information received from Francie on Mertens about the Contoocook Valley Greenway Association. Estes agreed to be a representative.

Estes made a motion to adjourn the meeting at 6:20 p.m.

Respectfully submitted,
Melissa Stephenson, PHC Secretary