

**DEMOLITION REVIEW COMMITTEE MEETING  
JULY 3, 2018  
151 PORTSMOUTH AVE. (OLD TOWN HALL)  
DRAFT MEETING MINUTES**

MEMBERS PRESENT: David Canada (chair), Nathan Merrill, Fred Emanuel  
MEMBERS ABSENT: Rebecca Mitchell, Dana Dowling  
GUESTS: None

AGENDA: Demolition Permit Application #2018-425  
By Persimmon Homes LLC, Mark Perlowski

CONVENED: 8:05 AM by Chairman Canada

Mr. Canada asked Mr. Merrill to serve as secretary in Ms. Mitchell's absence.

Mr. Canada briefly reviewed the purpose of the meeting and the specifics of the demolition permit application, which are as follows:

***"Removal of addition to rear of building. [Removal of] siding, windows + doors, roof, wiring, sheetrock, heating."***

Members viewed the shed-roofed, lean-to addition at the rear of the main structure. Mr. Canada noted that in the Heritage Commission's preservation easement negotiations with Mr. Perlowski, we had indicated that removal of the addition would be allowed. Mr. Emanuel noted that the addition was constructed by Chris Rowe, late husband of long-time Town Clerk / Tax Collector Joyce Rowe, sometime in the 1970s. While the use of the addition is historically relevant to the main structure and is a remnant of the town's early growth into a larger residential community, it does not meet the 50+ year age requirement for triggering historic review delay, and its architectural significance is secondary to the main structure. Therefore, it was agreed there is no cause for any additional delay in issuing the demolition permit for the lean-to addition.

The discussion moved on to the proposed work on the main Old Town Hall structure. Mr. Merrill noted that most of the proposed work does not entail historically significant elements (such as removal of non-original asphalt roofing shingles and vinyl siding). However, removal of the original wooden windows and wooden brackets above the windows and under the eaves does trigger historic review criteria as they have primary architectural significance to the 1877 structure. Based on active preservation easement negotiations with Mr. Perlowski, and the Memorandum of Understanding that has been signed by Mr. Perlowski and the Board of Selectmen, Mr. Merrill made the following motion:

**We approve granting of Demolition Permit #2018-425 for 151 Portsmouth Avenue with no further historic review delay so long as the following conditions are met:**

- 1. Reasonable precautions shall be taken to prevent water infiltration during demolition period until the building is re-shingled and re-sheathed, and new windows and doors are installed.**
- 2. Demolition is restricted to the following:**
  - Rear lean-to addition in its entirety;**

- Removal of vinyl siding and associated exterior vinyl and aluminum trim, insulation and/or vapor barrier on the main structure;
- Removal of roofing shingles and associated flashing, etc. from the main structure;
- Removal of the two side entrances to the main structure;
- Removal of windows and doors from the main structure, so long as the original wooden window sashes are removed with care and saved for salvage;
- Removal of exterior wooden trim (window brackets, roof brackets, etc.) so long as at least two of the best surviving originals are removed with care and saved for replication;
- Removal of the heating plant and associated infrastructure;
- Removal of existing wiring, plumbing, and interior wall sheathing.

The motion was seconded by Mr. Emanuel, and was passed unanimously.

Mr. Merrill moved to adjourn. Mr. Emanuel seconded the motion which was passed unanimously.

Respectfully submitted,

Nathan Merrill  
Secretary pro-tem