

**FRANKLIN HERITAGE COMMISSION  
REGULAR MEETING AND PUBLIC HEARING  
CITY COUNCIL CHAMBERS- CITY HALL  
Wednesday, March 26, 2014 at 7:00 p.m.**

**MINUTES**

**Call to Order:** The meeting was called to order at 6:00 p.m.

**Salute to the Flag**

**Roll Call**

**Present:** Councilor Glen Feener, Michael Mullavey, Bob Lucas, Jeff Whitney, Paul Trudel, Richard Lewis (Planning and Zoning Director) and Planning and Zoning Assistant Angela Carey.

**Public:** Annette Andreozzi and Mayor Ken Merrifield.

**Approval of Minutes: February 12, 2014 Heritage Commission Meeting**

**MOTION:** Mr. Whitney moved and Member Mullavey seconded to approve the minutes of the February 12, 2014 Heritage Commission regular meeting. All were in favor of approving the minutes as presented. Minutes approved.

**New Business**

- H14-01: Under the Mountain, LLC, Owner; Prescott Y. Towle, A.W. Frost Agency, Inc, Applicant, request Heritage Commission approval for façade improvements to the existing building located at 354 Central Street, Tax Map/Lot # 117-150-00, B-2 Zone (High- Density Business and Commercial District).

Prescott Towle was present to speak for this application. He stated they have contracted Lefebvre Construction to do the work on the building, which includes façade improvements. The current façade will be removed, some structural engineering will be done and the new façade will be put on. The door on the west side of the building, which is an entrance that goes upstairs, will have a new door put in and handicap access as well, like what is at City Hall. He stated this space and the basement area is available for lease. The vault door will be disposed of, as well as the safety deposit boxes and the drive up window. There is a fire vault in the basement.

Mr. Towle stated he is trying to keep the building the way it may have looked 50 years ago. The Frost Agency has been in downtown for 50 years. They are now owned by Davis and Towle, out of Concord.

**Public Comment**

Annette Andreozzi had some questions that were answered by Prescott Towle. These questions consisted of:

1. Will the footprint remain the same? Mr. Towle stated that it would.
2. If the top most part, above the periment, described as the pediment, would be decorative or useful. Mr. Towle stated this is a façade improvement and the roof is flat.

3. When was the building built? Mr. Lewis stated he is not sure but he believes in the early 1900's. (The Assessing record shows the date built as 1930.) Chair Feener stated numerous changes were made to the building in the 1950's.
4. If it was built in the 1900's, then did Mr. Towle review what the buildings looked like at that time? Mr. Towle stated he has gone back as far as he can and was given some pictures dating back to 1955. He also reviewed pictures upstairs at City Hall, but there were no pictures specifically identifying the date the picture was taken.
5. Is the façade brick? Mr. Towle stated that it is and that they have removed the existing granite façade in some places and under the granite façade is brick.

Mr. Towle stated four years ago the current façade was put on the building, as well as two new windows. Besides some shoring up in the basement no other work has been done. The building is solid, they have looked at the floor joists and the structure is good. He stated you cannot tell when people are on the second floor, as the building is sound.

Annette Andreozzi asked the board if they have what they need to make a decision. Richard Lewis stated the board does. Ms. Andreozzi asked if the board knows what they are suppose to make the decision on, and stated that whether they like the project or not is not a good reason to approve it. She stated if it does not fit the rules, the board should not approve it. She stated one of the rules is that it should look as close to possible as it would have when it was built. She stated the board's job is to protect the City.

Ms. Andreozzi then provided the board with pictures of this building and two additional pictures that were buildings on either side. The two buildings on either side have been removed, one now being the parking lot and one now being the park or green space. She stated she has spent years researching the district. She stated the picture on top is the building that is now the parking lot, the picture in the middle is this building and the picture on the bottom is to the right of the building which is now the park. She stated these pictures include dates.

Ms. Andreozzi stated that she is concerned by the pediment as she doesn't believe it fits the period of building. She stated she would like Mr. Towle to consider not having the pediment.

Ms. Andreozzi stated that if the board approves this project with the pediment, she would like them to explain their reasoning and asked them to give a reason why they approved it. She also stated the motion should have specifics, such as saying that the project is approved with what was submitted on drawing 1 and identify the drawing Mr. Towle submitted as drawing one. She stated that the board's decision will set them up for future projects.

Mr. Feener asked Ms. Andreozzi if her problem is the top part only and she stated that it was. He then indicated that in the pictures that she submitted, the bottom picture shows a peak. Ms. Andreozzi stated that was put on after the building was built and they were not built like that when this building was built. She stated the building was built in 1885-1910 and all the buildings had flat roofs, to bring a decorative straight line at the top. Some of the buildings on the other side of the road are peaked as they are older.

There was no further public comment.

#### Board Discussion

**MOTION:** Member Lucas moved and Member Trudel seconded that the Franklin Heritage Commission approve Application # H14-01, Under the Mountain LLC, Owner; Prescott Y. Towle, A.W. Frost Agency Inc., Applicant, for façade improvements to the

**existing building located at 354 Central Street, Tax Map/Lot # 117-150-00, with the following conditions:**

- 1) That a building permit be issued prior to the work commencing; and,**
- 2) That a sign permit be applied for and approved by the Planning and Zoning Office prior to the sign being put into place.**

Richard Lewis stated that the board should add a condition, per the recommendation of Ms. Andreozzi.

**Member Lucas moved to amend the motion to include a third condition as follows:**

- 3) That the improvements shall be consistent with the design submitted by the applicant and presented to the board as part of their review of the application.**

**Member Trudel seconded the amendment.**

**All were in favor of the amendment to the motion.**

Further discussion on the motion by the board was as follows:

- 1) If the building would be brick material and it was indicated that it would be.
- 2) What the colors of the wood work would be and it was stated they are leaning towards the green, which matches the buildings in the area.
- 3) If the sides of the building would be changing and it was indicated the only change will be the removal of the drive thru.
- 4) How tall the pediment is and it was stated it would be 3 ½ feet.

That one of the pictures submitted by Ms. Andreozzi shows a peaked section. It was asked if those buildings are still there and it was stated they are not. Chair Feener stated these are major improvements that are consistent with the time period.

- 5) If the Gold color was architectural and it was stated it is not, that the sidewalk has raised 3-4 inches and this will be removed. He stated they have been using the side door.

Member Whitney stated he has reviewed the photos and based on seeing the peak he is okay with the peak on this building. Member Lucas stated that over all the plan is very fitting and based on the pictures submitted he has no problem with the peak. Member Trudel stated this is a very substantial improvement. They are restoring the building more to the period then it currently is. Member Mullavey stated he is in favor of this project and stated they should reconsider taking out the drive thru because drive thru insurance is a great idea.

**All were in favor and the motion passed.**

Chair Feener thanked Mr. Towle for his investment into Franklin and stated this will be a great improvement and he hopes other property owners will follow his lead.

**Old Business:** None.

**Other Business:** None.

**Public Comment:** None.

**Adjournment**

**MOTION:** Member Trudel moved and Member Lucas seconded to adjourn the March 26<sup>th</sup>, 2014 meeting of the Heritage Commission, at 6:35 p.m. All were in favor and the motion passed.

Respectfully submitted,

Angela M. Carey  
Planning and Zoning Assistant