

Hooksett Heritage Commission

Thursday, November 30

3:30 PM

Hooksett Town Hall, Council Chambers

35 Main Street Hooksett, NH 03106

Attendance:

Commission Members: Tony Lacasse (Chair) James Sullivan (Town Council Representative), Dena Vaudrien (Member), Stephanie Perry (Member), Jane Martina (Heritage Commission Staff Support)

Members of the Public: Larry Major (Pike Industries), Brian Slavin (Pike Industries), Hollis Cate (Community Member), Anna Hanes (Community Member), Elizabeth Robidoux (Town Planner)

Tony Lacasse called the meeting to order at 3:37 PM.

Alternatives to Demolition:

Tony Lacasse opened the meeting by welcoming everyone. Jim Sullivan then provided a summary of the Public Hearing's outcomes and presented a draft agreement incorporating the suggested alternatives discussed during the public hearing.

Brian Slavin sought clarification on the meaning of 'right of way' in the agreement drafted by Jim Sullivan. Jim Sullivan clarified that the phrase 'right of way' denotes the right of way access, referencing RSA 289-14. Tony Lacasse then read RSA 289-14 aloud. Jim Sullivan proceeded to provide a synopsis of the RSA and elaborate on its implications for Pike Industries. Jim Sullivan raised the concern that if a historical marker is to be placed on the property, it needs to be accessible to interested parties. This necessitates establishing access and identifying a designated point of contact. After further discussion, Pike Industries was identified as the most appropriate point of contact. Tony Lacasse expressed concern about the applicability of RSA 289-14, interpreting it as requiring the party seeking right-of-way access to be responsible for the restoration. Jim Sullivan emphasized the need to clearly define Pike Industries' restoration obligations. Further discussions delved into the restoration obligations.

Larry Major requested clarification on the language concerning coordination with the selectman and explored the feasibility of an agreement with the family. Brian Slavin also expressed his belief that the Heritage Commission should be involved in the restoration of the headstones. Jim Sullivan proposed that the Hooksett Cemetery Commission would be a more suitable point of contact regarding the headstones. Larry Major inquired about the Heritage Commission's preferred placement for the historical marker. Dena Vaudrien suggested the cemetery as a potential location. Larry Major expressed concern about this option as it would require individuals to go on to private property to view the historical marker. Brian Slavin

sought clarification regarding the text to be inscribed on the historical marker. Tony Lacasse responded that the Heritage Commission needs to conduct comprehensive research on the markers content before the text is finalized. He also suggested that determining the responsibility for cemetery maintenance and the historical marker should take precedence. Tony Lacasse then proposed a more appropriate location for the historical marker: near the roadside. Jim Sullivan posed the question of whether the historical marker should provide contact details for individuals seeking to visit the cemetery. Brian Slavin suggested that the Heritage Commission be designated as the point of contact. Jim Sullivan inquired whether this would require the Heritage Commission to engage with Pike Industries in case of inquiries about cemetery visits. Tony Lacasse expressed his apprehension about the Heritage Commission acting as an intermediary. Brian Slavin and Tony Lacasse reached a consensus that excluding the point of contact from the historical marker would be advisable, given the potential for future changes. Larry Major suggested creating a separate sign, positioned below the marker, that would provide contact information and could be readily modified if the point of contact changes. The conversation shifted back to refining the details of the proposed alternative.

Brian Slavin clarified that Pike Industries will clear out brush, smaller trees, and trim any grass. As far as the stonework, they are not experts, and given the age of the headstones they do not want to touch those out of respect. Jim Sullivan asked to clarify if they could help with the rock wall that is in disrepair and the gate near the entrance. Brian Slavin expressed concerns about the responsibility of restoring the ironwork of the old gate, with which they have no prior experience. He proposed that while they are willing to assist with the restoration efforts, they should not be held solely responsible for the gate's restoration. However, he volunteered their assistance in reassembling the displaced stones of the rock wall. Tony Lacasse inquired about the possibility of creating a small path leading up to the cemetery. Brian Slavin responded that they are willing to maintain a mowed path but are unable to construct a physical path. The Heritage Commission and Pike Industries reviewed what was discussed so far.

Jim Sullivan confirmed that he will obtain the historical marker's cost, which will be charged to Pike Industries. Tony Lacasse raised questions about the plot plan. Larry Major, in response to the language in the document, suggested the need for a detailed site plan. He further proposed utilizing Google and/or drone technology to accurately determine the plot boundaries. Additionally, Larry Major mentioned the possibility of finding the relevant information on the tax map. Elizabeth Robidoux clarified that while an official survey is not required, a property map is necessary to document the existing conditions for future reference. Elizabeth Robidoux advised removing the phrase 'meets and bounds' from the agreement. The committee proceeded to review the final section of the agreement. Brian Slavin indicated that the terms were acceptable, with the caveat that they were subject to weather conditions. Tony Lacasse proceeded to read the agreement aloud.

Pike Industries/Owner of 12 Cate Road

Demolition Review Committee – 11/30/2023

Per the Town of Hooksett's demolition ordinance in accordance with section 7.05-7 which states- Hold a meeting between the Demolition Review Committee and the applicant (or applicant's representative) within ten(10) business days of the public hearing to discuss alternatives to demolition if the Demolition Review Committee determines the building is significant and its loss potentially detrimental to the town.

In exchange for demolishing this 1790 homestead Pike industries has agreed with the Heritage Commission using aspects of RSA 289:14 – a, Maintenance, Repair and Preservation of Burial Grounds and RSA 289-14, Right of Way access to the burial grounds located at 12 Cate Rd. This will include but is not limited to cutting, trimming the area in stonewall border, repairing such wall, reattaching the iron gate and granite post with consultation of the Hooksett Cemetery Commission and clearing way access to the entrances and standing up the memorial stones with consultation of Hooksett Cemetery commission. Pike also agree to providing a historical marker with the consultation of the Hooksett Heritage Commission, ie. The verbiage on the marker. Historical marker to be placed alongside the road of 12 Cate Road and provide access to those wishing to visit the site.

The plot plan for the property will clearly denote the area of the cemetery, the 25-foot easement area that is required to be around it, and the approved right of way (access) to the burial ground, also the location of any marker for the cemetery.

The rehabilitation will start in the Spring 2024 to enable details and specific duties and cost for agreed upon cemetery project to be determined.

Pike will salvage a 1X1 foot square of tin ceiling inside property and the wooden mantel prior to demolition.

Signed this date 11/30/2023

Pike Industries Representative

Hooksett Heritage Commission

Tony Lacasse made a motion to accept the agreement as stated. The motion was seconded by Jim Sullivan. The motion carried. 4-0-0.

Jim Sullivan made a motion for Tony Lacasse to sign the Agreement with Pike Industries. The motion was seconded by Dena Vaudrien. The motion carried. 4-0-0.

Tony Lacasse made a motion to adjourn the meeting at 4:38 PM. The motion was seconded by Jim Sullivan. The motion carried. 4-0-0.