

**DEMOLITION REVIEW COMMITTEE
JANUARY 31, 2019 MEETING**

Attendees: Acting Chair James Spain and J. Richard Jacques, Sr.

Absent: Bryant Tolles

Staff: Mike Santa, Code Administrator
Craig Walker, Zoning Administrator
Rose Fife, Clerk of the Board

The City's Demolition Review Committee held a public hearing on Thursday, January 31, 2019, at 5:00 p.m., in the Council Chambers at 37 Green Street, Concord NH.

Six properties were under review by the Demolition Review Committee, including:

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| 1. 9-11 Greenwood Ave. | 4. 58 Warren Street |
| 2. 7 Greenwood Ave. | 5. 56-56.5 Warren Street |
| 3. 62 Warren Street | 6. 5 Greenwood Ave. |

Acting Chair Jim Spain introduced Attorney Harold Ekstrom, who is the owner of the properties. He will be the contractor for the project. Ekstrom's son, Joel, and his crew will do the work on the properties.

Acting Chair Spain opened the public hearing.

Mr. Walker showed on the GIS which properties were under discussion. The structures are being demolished for redevelopment.

Jayme Simoes stated that he is an abutter at 47 Warren Street and is not opposed to the project. He explained that from a civic point of view, the proposed redevelopment fills a need and will help connect downtown to the west end. His concerns are:

1. There is a great deal of snow and it's a two-way street with parking, making it difficult for two cars to pass each other. If this project removes vehicles from the street, it is a good thing, as safety on Warren Street is also an advantage.
2. He is concerned with the actual demolition, as it is a tight neighborhood and the last building that was demolished shook the ground and one of his windows became loose and it broke.
3. Mr. Simoes is concerned with the actual demolition itself.
4. He wanted to know if the City will supervise this project?
5. There is also a concern by the abutter regarding the old water and sewer lines beneath the ground.

Mr. Walker responded and added:

1. The main parking for the proposed development will be to the rear of the building.
2. All these properties will receive demolition permits, which will include sign-offs from utilities to ensure they are disconnected properly.
3. Water and sewer may just be discontinued and capped at the street line. But they could be capped at the mains.
4. Part of the permitting process includes hazardous mitigation.
5. The asbestos removal is also a concern.

Acting Chair Spain stated that he has no opposition to the project. He would like to see supervision by the City.

Mr. Ekstrom explained that the three buildings on Warren Street, 56, 58 and 62, have driveways next to them, which will be eliminated so residents will not have to back out onto Warren Street. There will be no egress from the back of their buildings onto Warren Street.

Acting Chair Spain thanked the audience. As no other member of the public wanted to speak, the Acting Chair concluded the public hearing. He stated that the Demolition Review Committee will meet with Mr. Ekstrom at 10:00 a.m., on Friday at the properties.

The Committee discussed the following:

1. Mr. Spain thought it was good the abutter came and voiced his concerns.
2. Mr. Jacques asked Mr. Simoes if he approached the demolition crew to have his window replaced.
3. Mr. Spain noted that the abutter's main concern was safety.

The Committee discussed whether someone from Engineering or Fire would be on site during the process. The request is that the City will manage the job site accordingly.

A motion was made by Mr. Jacques to allow the demolition without delay, with the caveat that there is some sort of management/safety person from the City onsite. The motion was seconded by Acting Chair Spain. Motion passed unanimously.

Mr. Walker noted that this project has been in the works for at least a year and the owner has gone before the ZBA for variances for the proposed construction. The project has also gone before Planning Board for site plan review and each of the boards have held public hearings and received comments.

Mr. Ekstrom stated that there is still a tenant living in one of the buildings who needs to vacate prior to the demolition of that particular building.

Mike Santa, Code Administrator arrived at 5:20 pm.

Acting Chair Spain provided Mr. Santa an overview of the testimony of the concerned abutter.

Mr. Walker asked Mr. Santa about the monitoring of the site during the project. Mr. Santa replied that most contractors take pictures of the adjacent properties prior to demolition.

Mr. Simoes was concerned when the asbestos was being removed at a previous project; the kids that walk in that neighborhood were exposed to it.

Mr. Santa replied that the owners are generally looking for reputable, professional abatement contractors. They submit evidence that they witnessed the proper removal and disposal of hazardous materials. Whether they took the precautions they were supposed to, that is the company's responsibility to review. Mr. Santa noted that Chris Carley is the architect. Mr. Santa believes that Mr. Ekstrom will wait for better weather before they demolish the buildings.

The meeting was adjourned at 5:27 pm.