HERITAGE COMMISSION
Meeting Minutes
June 4, 2026

The Heritage Commission held its regular monthly meeting at City Hall second floor conference room 41 Green St, on Thursday, June 4, 2026 at 4:30PM.

Members: Vice-Chair Althea Barton, Carol Durgy Brooks, Chair Richard Jaques, City Councilor Aislinn Kalob, Dr. Bryant Tolles, Jr. Michael Dunn and Alternate Member Randall Cotton

Absent: Jim Spain

Staff: Matt Walsh, Deputy City Manager – Community Development
Krista Tremblay, Administrative Technician III
John Rice, City Accessor

1. Call to Order
   The meeting was called to order by Chair Jaques at 4:30 p.m.

2. Review / Approval of Minutes
   a. May 7, 2026 Regular Meeting
      Member Durgy Brooks moved, seconded by Vice-Chair Barton, to accept the Heritage Commission minutes from May 7, 2026, as submitted. The motion passed unanimously.

3. New Business
   a. Public Hearing: Renewal of Discretionary Preservation Easement for structures located at 102 Little Pond Road in accordance with NH State Law RSA 79-D
      Sylvia Miskoe (102 Little Pond Rd, Concord) and Hilary Miskoe (102 Little Pond Rd, Concord) were presented their application for renewal of the easement. Ms. Miskoe stated they recently installed a new metal roof on the barn, which involved the removal of three layers of shingles and some minor repairs. They also reported they plan to paint the barn in the near future.

      Randall Cotton arrived at 4:33 p.m.

      Mr. Rice provided an overview RSA 79-D and the preservation easement application process. He reported that the amount of tax relief afforded by the preservation easement is dependent on how the Commission scores the application per criteria outlined in the statute. Mr. Rice noted the application is for a barn and accessory structure at the property. Both are very well maintained, and excellent examples of this type of historic architecture / structure. Mr. Rice reviewed the scoring criteria with the Commission, and explained that when the preservation easement was last approved in 2016, the Commission awarded the maximum score possible for all four categories, which, in turn, provided a 75% reduction of property taxes for the barn.

      City Councilor Aislinn Kalob arrived at 4:40 p.m.

Discussion ensued. Member Durgy Brooks made a motion to approve a rating of "4" for each category, and thus a total score of 12, which would result in a 75% reduction in assessed value / property taxes, and to continue the preservation easement for another term as provided by statute. Vice-Chair Barton seconded. The motion passed on a voice vote. Councilor Kalob abstained due to her late arrival during the discussion of this item.

b. Article 26-9 Demolition Review
   i. Public Hearings
      A. Application by Dan Martin for the demolition of a 1950 garage containing 1,407SF located at 5 Thomas Street.

      Dan Martin (5 Thomas St, Concord) presented his application to the Commission. He noted that he received past Planning Board approvals for a multifamily development at the property, but now plans to demolish the garage to facilitate creation of a new lot for a single-family dwelling unit.

      The Commission briefly reviewed criteria for demolition review and confirmed that the garage met the threshold criteria for age and square footage.

      The Heritage Commission the evaluated the structure per the architectural and historic significance criteria set forth in the within the demolition review ordinance (Article 26-9 of the Code of Ordinances). Discussion ensued. It was the consensus of the Commission that the building did not satisfy any of the criteria therein.

      Vice-Chair Barton made a motion that this application does not satisfy any of the four architectural and historic significance criteria set forth in Article 26-9 of the Code of Ordinances, and to allow demolition to proceed immediately. Member Durgy Brooks seconded. The motion passed unanimously.

4. Old/Continuing Business
   a. NH Preservation Alliance Annual Awards Meeting - Request for Heritage Commission Sponsorship of Open Houses

      Chair Jaques noted that this event had occurred, and requested for this item to be removed from future meeting agendas.

   b. 210 Bog Road Demolition Update

      Mr. Walsh reported the he had no new updates on this agenda item.

   c. Master Plan Subcommittee Update

      Vice-Chair Barton stated the subcommittee met on May 20th. The subcommittee is continuing its review of the historic resources chapter of the 2030 Master Plan (adopted in 2008), and discussing potential areas of interest with respect to historic and archeological resources for the upcoming Master Plan update. The subcommittee is looking forward to receiving more information about the upcoming master plan process, and learning more about how they may assist the Planning Board and consultant with the update. The subcommittee's next meeting is Wednesday June 17th at 4:30 p.m.

Going forward, the subcommittee will reserve the third Wednesday of the month at 4:30 p.m. at City Hall in the second-floor conference room for future meetings.

d. Review Section VIII Historic Resources of the Master Plan 2030
Discussion of this item was delayed to the July meeting.

e. Monuments and Granite Markers
There was nothing to report on this agenda item.

5. Heritage Sign Program Review Committee update
Member Durgy Brooks reported that a workshop was held on May 12th at the Concord Public Library. Three members of the public attended. The next meeting is scheduled for September 8th from 5:30 – 7:30 p.m.

6. Planning Board Update
   a. New City Planner
   Mr. Walsh reported that the City hired Kellie Caron to be the new City Planner, and provided an overview of her background and experience.

   b. Master Plan Update
   Mr. Walsh reported that the City has hired the consulting firm Utile to assist with the Master Plan update. He provided an overview of Utile and their team of sub-consultants. He also noted explained that work on the project would begin this summer, and more information would be forthcoming.

7. City Council Update
Councilor Kalob noted recent City Council discussions about William Thompson, a former Concord resident, and his contributions to the sport of baseball as an African American in the late nineteenth and early 20th centuries. She noted that the Thompson Play Lot located at 37 North Spring Street is so named in his honor. She inquired as to whether the City had ever installed historical markers on City property to celebrate such historical figures and their contributions to the community / society.

Member Durgy Brooks stated that the Commission has not done any such signs for park properties.

Staff noted that interpretive historic signs discussing various historical facts about Penacook Village are planned for the recently completed Canal Street Park. A similar sign exists at White Park which discusses the Sunset League (of this Mr. Thompson was associated in the past). Recognizing that the Thompson Street Play Lot is under the jurisdiction of the Parks and Recreation Department, staff advised Councilor Kalob to contact the Parks and Recreation Director to inquire further about potential interpretive historical signage at 37 North Spring Street.

8. Other Business
None.

9. Adjourn

Adjournment
Member Brooks moved, seconded by Chair Jaques, to adjourn the meeting at 5:27 p.m. The motion passed unanimously.

Respectfully Submitted,
Krista Tremblay
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Administrative Technician III