

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
TUESDAY JANUARY 2<sup>ND</sup>, 2007 7:00 P.M.**

**Meeting Minutes**

Chairman Perry Onion called the meeting to order at 7:00 P.M. In attendance were Board members Steve Latici, Don Guarino and Allen Everett (Alternate Member). Allen Everett was appointed a full voting member due to the absence of Phil Eisenmann. George Roberts recused himself, as he is an abutter to the applicant.

**#1-2007 Tina & Mark Mirabella** Request to renovate existing structure and to erect a barn in compliance with HDC regulations. Property is located at 541 Meetinghouse Road, Tax Map/Lot 48-28.

Mark Mirabella stated that he and his wife Tina are hoping to restore the property at 541 Meetinghouse Road, which they have recently purchased, to its original condition. He further stated that they have acquired a time period barn from Gilford, NH, which they would like to erect on the property. Mark Mirabella presented the architectural asphalt shingle which they propose to re-roof the home and barn with. A sample of the shingle has been added to the permanent file.

Conversation continued between the Board and The Mirabellas, on whether there would be frieze boards, vertical boards or an overhang on the gable edges. Mark Mirabella presented a photograph (in permanent record) of the barn structure, which was in the process of being dismantled. He is unsure if there are frieze boards, as it is his impression that the photographs show boards that are supporting the structure during dismantling.

The Board and The Mirabellas had lengthy conversation on the paneling, windows and additional features of the proposed barn. Tina Mirabella presented the lighting fixtures proposed to be used on the project. It is their desire to utilize period lighting approximately 9”X15” with an oxidized copper finish (photos of all lighting are in permanent record). The Board discussed the floodlight, which was depicted on the plans. Mark Mirabella stated that the light would be on the rear of the barn and would not be visible from the roadway. He stated that it is intended for use when he is working in the yard at dusk or dark. It would not be on a motion sensor and would only be utilized as necessary, not left on continually.

George Roberts (an abutter) spoke in favor of the proposed project and suggested that a slight overhang on the roof of the barn, similar to the one on the Smith Meeting House funeral shed, be constructed. Mr. Roberts also spoke of the different types of period barn construction of the period.

Concerning the existing house, the Board and the Mirabellas discussed the proposed chimney. The Mirabellas presented a sketch that depicts a 46X46 chimney. The board discussed the exterior of the chimney, style and flashing specifically. Mark Mirabella stated that it would be a 46X46 plain chimney with lead flashing.

The Mirabella's stated that they found the original doors of the main dwelling in the attic and would like to reinstall them as the current doors are in bad condition. The Mirabellas provided photographic documentation of the doors (included in permanent record).

Discussion followed on the new sash on the main dwelling. The Mirabellas stated that they would be using panes to match size of the existing panes. The Board discussed the problem that the panes on the main structure and those on the L-addition are not the same. Mark Mirabella stated that they would copy exactly what exists.

Chairman Onion inquired if they were planning on using storm windows. Mark Mirabella stated that there do exist exterior storm windows, however they (the Mirabella's) would prefer to use interior storm windows. They further stated that the elevations of the doors and windows would be the same as they presently are.

Steve Latici inquired about the existing shed located where the carriage shed is depicted on the submitted plans. Mark Mirabella stated that it is their intention to raze that shed.

The proposed color of the dwelling was discussed. The Mirabella's stated that they propose to paint the home Cottage Red and to finish the barn with a brown semi transparent stain.

George Roberts stated that he would like to see the home remain white in keeping with the area.

Steve Latici, for clarification, recapped what had been discussed and decided on during the public hearing.

The chimney will be 46"X46" to at least the existing chimney height. The height will of the chimney will exceed the width at an appropriate scale. Flashing will be of lead. Applicant retains the option to corbel out the top course of the chimney. The pencil chimney will be removed from the dwelling. Lighting will be as per photos submitted and labeled in the permanent record. Applicant will replace the doors and windows on the east profile as shown on plan. The tops of the doors and windows will be of the same height as existing and applicant proposes to put in a skirt board for the bottom two courses of the clapboards. Further, that the roof will be replaced with a 30-year architectural weather wood shingle as shown in submitted sample and same shingles to be utilized on barn. The exterior doors will have a natural finish and the main structure to be Cottage Red as submitted. Window sash and trim to be red as well. A transom light will installed over the

gable end of the west elevation, as well as front door as shown on submitted plans. Applicant will install back band around the window trim as shown in the sample photographs.

**MOTION:** Steve Latici moved to approve the application as set forth in detail on the amended plans that were submitted with the application. The site plan as submitted as part of the application has a notation for the removal of the shed where the proposed carriage shed would be located. With a further stipulation that the proposed carriage shed is not a part of the application that was set before the Board on January 2, 2007. With the understanding that the drawings as amended with notations made during the hearing are now the official application and the application is approved for the changes to the existing structure and reconstruction of the barn on the site as per the amended plans.

To reiterate, the following amendments were made to the proposal and are now a part of the permanent record and are to be adhered to from this date forward:

The chimney will be 46"X46" to at least the existing chimney height. The height of the chimney to exceed the width at an appropriate scale. Flashing upon completion will be of lead. Applicant retains the option to corbel out the top course of the chimney. The pencil chimney will be removed from the dwelling. Lighting as per photos submitted and labeled in the permanent record. Applicant will replace the doors and windows on the east profile as shown on plan. The tops of the doors and windows will be of the same height as existing and applicant proposes to put in a skirt board for the bottom two courses of the clapboards. Further, that the roof will be replaced with a 30-year architectural weather wood shingle as shown in submitted sample and same shingles to be utilized on barn. The exterior doors will have a natural finish and the main structure to be Cottage Red as submitted. Window sash and trim to be red as well. A transom light will be installed over the gable end of the west elevation as well as front door as shown on submitted plans. Applicant will install back band around the window trim as shown in the sample photographs.

Seconded by Allen Everett. Motion carried 4-0.

#### **OTHER BUSINESS:**

The Board discussed ongoing issues of non-compliance within the Historic District. It appears as if there has been demolition of a small structure per the abutters on one of the discussed sites. Furthermore, the Board discussed the ongoing issue of a person inhabiting a dwelling which has not been granted a Certificate of Occupancy nor has the homeowner complied with the District regulations as set forth. Chairman Onion stated that he would write a letter to the Selectmen on what recourse would be available to the Board at this time to compel the homeowners to comply with the District regulations.

**MOTION:** Allen Everett moved to adjourn the meeting. Seconded by Don Guarino. Motion carried 4-0.

**MOTION: Allen Everett moved to approve the minute of the December 12, 2006 meeting.  
Seconded by Steve Latici. Motion carried 4-0.**

**Meeting adjourned at 9:30**

**Respectfully submitted,**

**Wendy L. Keane  
Land Use Clerk  
Recording Clerk**