

## HISTORIC DISTRICT COMMISSION

### TOWN OF GILMANTON

503 Province Road

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GILMANTON, NH 03237

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Tuesday, Jan. 3, 2006

### Minutes

**APPROVED**

The meeting was called to order at 7 p.m. by Chairman Perry Onion. Present were Alternates Rebecca Ronstadt, Members Phil Eisenmann and Allen Everett, and Selectperson Ella Jo Regan. Commission member George Roberts sat out as an abutter. Veronica Say was introduced as the new Recording Clerk to the HDC and Rachel Hatch, outgoing Recording Clerk, was present as well.

**Continued Public Case #11-2005-Kenneth Paige:** Applicant proposes to build a 24" X 36" gambrel-style barn on 10.85 acres located at 533 Meeting House Road in the Smith Meeting House Historic District, Tax Map/Lot #49-27.

**This was a continuance from the last meeting and members expressed concern over the use of a gambrel style roof, since there is only one gambrel style roof in Gilmanton and Mr. Paige's house is ranch style.**

Contractor Jeff McDonald confirmed that the structure will be white and have roof shingles of a similar style as the house. He reported that the sliding wood doors will face the driveway, the barn will be parallel to the house and the shiplap boards used on them will be of varying size.

Mr. Roberts voiced concerns as an abutter: two styles of building on the property next to his, the barn would be much higher than the ranch, the proposed siding be of shiplap boards and not cedar, that one structure already does not conform with HDC guidelines, (albeit in existence before the commission) and, the styles did not match, and finally, he pointed out that two applications for gambrel roofs have been denied in the past. The new structure will replace a temporary shed on the Paige property.

**MOTION: Mr. Eisenmann motioned and Ms. Ella Jo Regan seconded, that the meeting be closed to the public for discussion. Motion carried unanimously.**

Further discussion followed as to whether non-conforming structures within the district are approved when restored to the age of the structure or the period of the district as a whole.

**MOTION: After more discussion of the Paige case by the HDC, Mr. Eisenmann moved for a continuance of the case to February 7, 2006, with a new set of plans, and Ms. Regan seconded this. Motion carried unanimously.**

Chairman Onion stated that letters (dated October 12, 2005), had been sent to Matthew Gault and David and Anne Wiggins, asking them to petition the HDC regarding their projects, but nothing has been heard from them. It was noted that non-compliance letters be sent by certified mail, instead of by regular mail.

The commission then discussed the Frazer case and it was questioned if an occupancy permit can be put on hold or if a fine should be levied. If fines are not in the regulations, the board felt maybe they should be, giving the owner thorough notification and copies of the regulations.

Mr. Onion said the bank attorneys for the Mudgett house, (which is in receivership), were notified that it is in the Historic District.

Mr. Eisenmann noted that most non-compliance letters go unanswered, and Ms. Regan suggested the building inspector meet with the commission, to discuss uniformity between the Commission and the building department.

Mr. Roberts suggested that an ordinance be adopted to address this failure to respond and failure to comply. Chairman Onion felt a cover letter should be sent to the selectmen with a copy of the letters to non-compliant property owners, before action is taken. Chairman Onion said he will be sending a letter to Mr. Frazer.

Mrs. Ronstadt reported that issues with the Mudgett house septic system, are causing ice dams on Cat Alley Road, and Chairman Onion reported that changes in elevation should come before the HDC. He also noted that the window in the door of the general store is still boarded up.

Mr. Roberts and Mrs. Ronstadt expressed concern about the height and intensity of the light on the gas pump at the store, which is on until 1 a.m. She suggested perhaps a hood could be placed on the light and/or a less intense light could be used. Mr. Eisenmann suggested that a letter be sent to the storeowner also providing guidelines as to the type of resurfacing material to be used for the parking lot.

Mr. Everett reported that Henry Page had used black paint trim on his windows.

Mrs. Ronstadt presented the commission with a memo asking members to consider their vision for the future, the possible use of historic markers, use of plantings, consistent lighting, restoration of the Academy, etc. This memo is attached.

Mr. Roberts reported that the Chairman of the Selectmen promised him that the balustrades of the Academy would be replaced when the roof was done. He suggested Preservation New England be involved in the community and Mr. Eisenmann said Carolyn Baldwin had presented the idea of a Heritage Commission, which deals with issues of demolition of property, versus upkeep of property.

Mrs. Ronstadt said she had spoken to John Dickey about making a CD of the interior and exterior of Gilmanton's historic buildings, but said there seems to be little support for that, or for a Heritage Commission.

**MOTION: Mr. Eisenmann motioned and Ms. Regan seconded the close of the meeting at 9 p.m. Motion carried unanimously.**

The next meeting will be held at 7 p.m., Tuesday, February 7, 2006.

Minutes respectfully submitted by

Veronica Say, Recording Clerk