

HISTORIC DISTRICT COMMISSION

TOWN OF GILMANTON

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APPROVED

Tuesday, Feb. 7, 2006

Minutes

Chairman Perry Onion called the meeting to order at 7 p.m. Present were Members Phil Eisenmann, George Roberts, Jr., Allen Everett and Alternate Steve Latici; Selectperson, Ella Jo Regan; Recording Clerk, Veronica Say and Bob Flanders, Building Inspector. Alternate Rebecca Ronstadt was absent, and it was noted that Member Heidi Herzberger had resigned. Commission member George Roberts, Jr., sat out as an abutter during the hearing of Ken Paige.

Chairman Onion acknowledged the presence of Ken Paige and his contractor, Jeff MacDonald.

Continued Public Case #11-2005-Kenneth Paige: (Note: The case description was publicized as follows as the HDC did not have the more modern plan until the meeting itself). Applicant proposes to build a 28' X 40' barn on 10.85 acres located at 533 Meeting House Road in the Smith Meeting House Historic District, Tax Map/Lot #49-27.

Mr. MacDonald presented the board with revised plans for a barn on Mr. Paige's property that were more in keeping with the modern ranch style of his house. Mr. Paige's concern was that the barn now looked more like a chicken coop, then a barn.

Some features were the same as the last proposal, such as use of vertical shiplap, but the plans were for a more modern building style. The roofing would still match the house, there would be no bedrooms, and walls were drawn at 9' but then changed to 10' to match the height of the house during the meeting.

Mr. Flanders asked if it would have transom windows over the barn, which was in keeping with older styles, and make it look more like a barn. There was other discussion about the lack of windows and a door for the horse. The barn is basically for horses, tractors, and storage.

After examining the plan, the board noted that it lacked enough detail...and the Chair felt that the change from 9' to 10' couldn't just be changed. The rest of the drawing needed to be drawn to scale too.

MOTION: Ms. Regan moved to have Mr. McDonald and Mr. Paige leave the meeting for a break to work on the drawing, and Mr. Eisenmann seconded. There was an unanimous board vote.

They then left the meeting to add some more detail.

Mr. Onion said there was a need to approve some past minutes. There was no meeting in January or December 2005.

Mr. Flanders and the Chair discussed an issue concerning Rich Fraser. Regarding Mr. Fraser, Mr. Flanders said he had a copy of the septic plan and had gone out to look at the property, and said the problem was that the driveway was on the uphill side of the culvert instead of on the downside. He said the leach field is in the correct place. He said that septic designers focus on the location of the house and the leach field. He noted the septic plan shows the driveway going through a field of large boulders and a couple ledge outcroppings, so he could see why the driveway was placed on the uphill side. Mr. Flanders said that the driveway was close to the leach field and necessitated the retainer wall be built. If the driveway had been started south of the boulders then veered to the right, the retainer wall wouldn't have been necessary.

Mr. Flanders explained that the retainer wall construction was not consistent with the period, as hydraulic excavators wouldn't have existed to lift such large rocks. The wall would have been built by hand. He said the well was in the wrong location from a historic perspective but that fact didn't have too much of an impact. He noted that Justin Caulden came into the office, and he completed the septic system that was started by someone else. Mr. Flanders didn't think Justin Caulden was aware of HDC requirements or that the property was in a historic district and he hadn't talked to Mr. Fraser.

Mr. Onion reported a letter regarding this issue had been sent to Richard Fraser with no reply (as well as to Craig Squire, Matthew Gault, Anne Wiggins, and Henry Page for various issues on January 13.). The request was made for them to reply by February 10, 2006 for the March 7, 2006 meeting, but at this point none had been heard from (except for returned green certified cards). The Chair subsequently spoke with Mr. Gault and Ms. Wiggins and Mr. Squire requested an informal hearing at the March meeting.

Mr. Flanders said that it was his suggestion that the board schedule a compliance hearing; sending certified letters that say, "You are scheduled for a meeting on such and such a date. Your presence is required."

He noted the code of the HDC needs to be enforced just like the ZBA code and the letters should include a copy of RSA 676:17 which includes a fine of up to \$275 a day if the notice is ignored.

There was some mention of the Gilmanton Corner Store and then the meeting turned back to approval of past minutes.

Motion: Mr. Eisenmann made the motion to approve the June 21, 2005 minutes with a second by Ms. Regan, with unanimous board approval.

Motion: Mr. Eisenmann made the motion to approve the Oct. 4, 2005 minutes with a second by Ms. Regan, with unanimous board approval.

Motion: Mr. Eisenmann made a motion to approve the Nov. 1, 2005 minutes with a second by Ms. Regan, with unanimous board approval.

Motion: Mr. Eisenmann moved to approve the Jan. 3, 2006 minutes as amended, with a second by Ms. Regan, and full board approval.

Mr. Flanders delivered the changes made by Mr. MacDonald as he and Mr. Paige had gone home in the interim. Mr. MacDonald had added the transom windows, a door and a few other windows to the plan.

After looking at the new drawings, Mr. Latici suggested rejecting the plan because it still lacked detail. He did think the windows were probably drawn to size though there was no fascia.

Mr. Eisenmann inquired as to what material was received the first time, and suggested maybe there was enough detail, but Mr. Latici reiterated that the drawing lacked the detail found in the regulations.

Mr. Roberts agreed and pointed out that there would usually be a cap over the door to keep the water out.

Ms. Regan suggested a check-off list and it was finally decided that Mr. Latici would compose a letter to be sent to Mr. MacDonald and Mr. Paige by certified mail, with a copy of the new unofficial HDC application guidelines; with notification to send revised plans by Feb. 22, 2006 to the town office, if they wanted to be placed on the March agenda. (This was subsequently mailed by certified mail).

MOTION: It was moved by Mr. Latici and seconded by Ms. Regan to continue Mr. Paige's request in March with full board agreement.

Mr. Flanders discussed the concept of fines for violators some more and said if property owners followed the rules, he sometimes cancelled the penalties. Mr. Latici then inquired if the board had the authority to waive the building inspector's fines. Mr. Flanders said no, but a citizen could appeal to the ZBA. Mr. Eisenmann pointed out that the HDC is a subset of the ZBA. It was stated that there is a \$50 daily fine for building violations in Gilmanton.

The Gilmanton Corner Store was the next topic. It was decided to send a hand-delivered letter (since there had been no return of the green card with the prior certified letter or response to that letter which dealt with issues of the light and the boarded window). A new letter was written regarding the lot around the pumps being paved, while the parking lot should be gravel or crushed rock with an attachment of relevant regulations. This was subsequently hand-delivered with another copy of the first letter, by Mr. Flanders on Friday, February 10 and signed by Mr. Squires and returned to Town files.

Mr. Roberts said he knew of some kind of a wood substitute for the old asbestos siding.

The Chair commented that Ms. Herzberger had resigned; therefore an alternate's position is open. Mr. Latici said he would send a letter of intent in being appointed a full member.

Paul Darbyshire Associates revised Mylar maps of the Gilmanton Corners Historic District and Smith Meetinghouse Historic Districts dated July 2005. These were presented for the board approval.

Mr. Roberts said that Gilmanton Corners is fine but that 50-80-00 is no longer in the Smith Meetinghouse district while all of 49-41-01 should be included.

Mr. Latici felt pre-approved color chart related projects shouldn't need a public hearing and Mr. Onion felt the board needed to redo the regulations. It was decided to have a workshop on this on Tuesday, May 16, 2006

MOTION: Mr. Latici moved to adjourn the meeting at 9:27 p.m. and Mr. Eisenmann seconded this with full board agreement.

The clerk reminded the board they need to approve the maps so they could be registered. The Chair asked for a motion to reconvene.

MOTION: Mr. Latici moved to reconvene the meeting and this was seconded by Mr. Eisenmann with full board agreement.

MOTION: Mr. Eisenmann moved to approve the maps and this was seconded by Ms. Regan and approved by the board.

MOTION: Mr. Latici moved to readjourn the meeting again and this was seconded by Mr. Eisenmann with full board agreement at 9:29 p.m.

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

Respectfully Submitted

Veronica Say

Recording Clerk