

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, NOVEMBER 3, 2009 – 7 p.m.**

MINUTES

Present: Chairman Allen Everett, Deborah Chase, George Carpenter, Rachel Hatch- Selectman's Rep, George Roberts-alternate Land Use Clerk – Annette Andreozzi

Chairman Everett opened the meeting at 7:05PM there was no public in attendance.

The continued public hearing was delayed in hopes the applicant would appear.

Approval of minutes October 6, 2009

Motion by Mr. Carpenter to accept the minutes from October 6, 2009.

Second by Ms. Chase. **Motion passed unanimously.**

Discussion of Fraser stone wall

The stone wall at 623 Meetinghouse Road, property formerly owned by Mr. Fraser, and presently owned by Mr. Pease since February 2008, is in the same non-compliant condition it has been since being built by Mr. Fraser. Land use decisions remain with the property, so even though the property is no longer owned by Mr. Fraser, Mr. Pease is under obligation to correct the non-compliant stone wall. William Philpot, of Haughey, Philpot & Laurent, PA, handled the escrow of the HDC controlled money for the completion of the work .

The possibility of the code enforcement officer documenting the non-compliance of the Pease property was raised. Ms. Hatch indicated that would be appropriate, but his hours were cut back by town meeting, so he has no time available. She said that she hopes to be able to get his hours reinstated so that he will be able to assist the HDC. Ms. Hatch has talked with the officer, who is aware of the need by the HDC.

Mr. Roberts wanted the town council to write a letter to Mr. Pease about his non-compliance. Ms. Hatch suggested that the commission discuss that kind of action with the Board of Selectmen. Ms. Chase said that there should be a process put in place for all non-compliances; she also questioned if the HDC should request a line item in the budget to cover this. Ms. Hatch said that she would like the line item to be part of the

code officer's line. She would like to integrate the HDC needs with the town needs. The Pease property is a classic non-compliance case.

MOTION: Mr. Roberts moved to authorized the chair to talk with the Selectmen about compliance issues. Second by Ms. Chase **Motion passed unanimously.**

Discussion of Keith barn

Ms. Andreozzi explained the background, that Mr. Keith had wanted to build an additional barn on his property at 541 Meetinghouse Road, Map/Lot 414-61. He got approval from the HDC. Then the planning board had him file an application for equipment storage. The Planning Board made a change to the barn, adding a door & siding.

Ms. Chase said the issue is the Planning Board made changes that dealt with the structure, but did not tell Mr. Keith that he had to go back to the HDC. The Planning Board minutes mention the HDC, but did not refer the decision back to the HDC. The two Boards can help each other by communicating changes that effect approvals by other Boards.

Ms. Hatch indicated that when she read the Planning Board minutes the discussion was about a contractors yard which is a Planning Board area, but if the property is in a historic district, the applicant must come back to the HDC for approval. Better communication between the clerks and the building inspector, will help.

Ms. Chase said the HDC has an obligation to assist the Keiths; they did nothing wrong. The HDC has to find out where the additional door, required by the Planning Board is supposed to be located.

Mr. Roberts expressed concerned that the letter from Mr. Keith seems to say he wants to make a change. Mr. Roberts did not want taken into consideration the explanation Mr. Keith made in the phone conversation to the land use clerk.

Mr. Everett noted that Mr. Keith has until March 2010 before his present application time runs out.

The consensus of the HDC was to write Mr. Keith a letter stating their appreciation that he wants to clarify the differences between the Planning Board and the HDC approvals, and invite him back to finalize his plans, if there are any changes, and request a time extension. The Planning board will be sent a copy of the letter.

Discussion of next meeting

The consensus was that there would be no meeting in December if there were no new applications.

Continued Public Hearing - Case #5-2009, owner/applicant Warren & Prudence Veysey: Request placing door in place of existing window on north elevation of kitchen. Property located at 500 Province Road in the Corners Historic District; Tax Map/Lot # 127/50.

Mr. Everett stated that the applicants are still living in California, but they seem to want to do the right thing so the application should be continued to the next meeting.

MOTION: Mr. Carpenter moved to continue the public hearing to the next meetings. Second by Ms. Chase.
Motion passed unanimously

Discussion of new guidelines

Discussion was deferred to the next meeting.

Other business

It was announced that Ms. Wilkens, an alternate, had resigned from the HDC. All members should be looking for replacement members. Persons interested in being a member of the HDC should send or email a note to Ms. Andreozzi or the Selectmen's Office, expressing their interest.

Mr. Everett indicated that he wanted to make sure that there was enough money in the new budget to print and mail the new *Guidelines* to each property in the historic districts.

Ms. Chase moved to adjourn. Second by Mr. Roberts.
All in favor. Adjourn at 8:45 PM.

Respectfully submitted,

Annette Andreozzi, Land Use Clerk