

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, JANUARY 5, 2010 – 7 p.m.**

MINUTES

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

Chairman Everett opened the meeting at 7:02 PM with introductions.

Public Hearing - Case #1-2010 Rebecca & Robert Ronstadt,

owner/applicant: Request an enhancement of existing sign. Property located at 506 Province Road in the Corners Historic District; Tax Map/Lot # 127/49.

Ms. Ronstadt indicated that she is applying to update 2 signs which are already on her property. Both are located on Rte 107; one, located closer to Cat Alley is a post with a wrought iron hanger and nothing presently hanging from it; the other is the existing Tavern sign. She would like to hang 3 slats from each. She gave the Commission updated papers with measurements and additional wording. Her building doesn't presently have a number on it, this new sign will give the property a number. She would like to be able to hang a 4th slat for special events.

Mr. Everett asked if the current Tavern sign is indeed 40" wide. [It is.] He indicated that the regulations say nine square feet is the maximum size. He wanted to know how tall the preset sign was. That was not known.

Ms. Ronstadt stated that the sign predates the regs, and a visible address number is necessary for the Bed and Breakfast to get business.

Mr. Roberts was concerned that the total square footage would be more than the allowed 9 sq. feet, and stated that if the total of the slats and the existing sign is more the 9 square feet there can be no approval.

Ms. Chase felt that the tavern sign preexists the regs, so maybe it is grandfathered, allowing the total signage to be bigger.

Mr. Roberts said that there is no language of grandfathering in the regs. The HDC doesn't have the authority to change the size of allowed signs.

Ms. Chase noted that if there were only two panels put on the tavern sign; it would it be within the square footage.

Ms. Ronstadt said she didn't need the vacancy sign.

Ms. Hatch was surprised to find out that buildings in the Corners HD did not have numbers on the buildings. She will follow up with Fire Chief about numbers on buildings in the historic districts.

Mr. Carpenter moved to close the public hearing. Second by Mr. Roberts
Motion passed unanimously.

Mr. Roberts moved to approve Case # 1-2010 Rebecca & Robert Ronstadt, owner/applicant: To add three sign slats, 5 " high and 28" wide, to the sign post closest to Cat Alley, located at 506 Province Road in the Corners Historic District; Tax Map/Lot # 127/49. The top 2 slats to have information as stated in the application. The bottom slat to have event related information.

Conditions: The signs will be white with black lettering and may include a gold or dark green edging.

Mr. Carpenter seconded the motion. **Motion passed unanimously.**

Mr. Roberts moved to approve adding two sign slats to the existing Tavern sign located at 506 Province Road in the Corners Historic District; Tax Map/Lot # 127/49, total sign square footage not to exceed 9 square feet.

Conditions: The signs will be white with black lettering and may include a gold or dark green edging.

Mr. Carpenter seconded the motion. **Motion passed unanimously.**

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.

Doug Veysey represented his brother. He showed a number of plans relating to the overall restoration of the building. The specific door details are on page 9-11 of the plans, which is how they plan to build the door.

Mr. Everett stated that at this date the Commission is just looking at the design of the door; the location has all ready approved by the HDC.

Mr. Roberts wanted to know if the door panels were flat.

Mr. Veysey said they were flat. He also wanted to mention that the electric company wants the meter moved to the gable end of the house for safety reasons. He would like approval for this new location . Currently it is on the Cat Alley side nearest to Province Road. It will be moved around the corner to the Province Road side. His brother is willing to put a box around the meter if the code allows that.

There was discussion about where utility poles and service are presently located on various houses in the neighborhood, and what the code may or may not allow.

Mr. Carpenter moved to close the public hearing. Ms. Chase seconded.
Motion passed unanimously.

Mr. Everett stated that the door is a wonderful improvement.

There was a discussion about the door handle hardware and what time period would be appropriate.

Mr. Roberts moved to approve the design of the door in Case #5-2009, owner/applicant Warren & Prudence Veysey: Request for property located at 500 Province Road in the Corners Historic District; Tax Map/Lot # 127/50.

Conditions: The door will be as shown on page 10 & 11 of the plans submitted at the meeting of January 5, 2010, and door hardware will be consistent with the building's front door or it will be a thumb latch.

Ms. Chase seconded the motion. **Motion passed unanimously.**

Mr. Roberts moved to acknowledge that the electric meter at 500 Province Road in the Corners Historic District; Tax Map/Lot # 127/50 may have to be moved to the gable end.

Condition: It should be located inside the corner trim by 6 inches if possible.

Ms. Chase seconded. **Motion passed unanimously.**

Other Business

Approval of November 2009 minutes

Motion by Mr. Roberts to accept minutes as amended.

Second by Mr. Carpenter. **Motion passed unanimously.**

2010 Schedule

The 2010 schedule was verified.

Mr. Everett said that he talked to Mr. Warren about the HDC budget and they added money for training and postage to mail the "Guidelines".

Mr. Roberts stated that the HDC needs to send a letter to people in the HD to tell about the regs, because satellite dishes are going up and outside lights are being installed. Ms. Chase stated that such a letter could be sent with the "Guidelines" booklet.

Ms. Chase asked if Mr. Keith was sent a letter about reappearing before the HDC. Information was received in the office this day in relation to Mr. Keith's case. He will be sent a letter tomorrow.

There was a discussion about signs, satellite dishes, and other things without approval in the HD and how to have compliance. Ms. Hatch stated that anyone can remove signs from the telephone polls, but the Selectmen did not want the code enforcement officer to do it if it was unsafe. She also said that the selectmen had reinstated the code enforcement officer's work week to 3

days. The HDC chair will request a time to speak with the selectmen about allowing the officer to do compliance work in the historic districts.

There was a discussion about the warrant article to repair the Academy cupola.

It was agreed that the members would review the present information gathered for the HDC "Guidelines" booklet before the next meeting. At the next meeting there will be a discussion about what photos or drawing may be included.

Ms. Hatch moved to adjourn. Seconded by Mr. Carpenter
All in favor.

Adjourn at 9:20pm

Respectfully submitted,

Annette Andreozzi
Land Use Clerk