

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, SEPTEMBER 7, 2010 – 6:30 PM**

MINUTES

Present: Chairman Allen Everett, Deborah Chase, Ella Jo Regan, George Carpenter, and Land Use Clerk, Annette Andreozzi

Chairman Everett opened the meeting at 6:36PM.

As an abutter, Ms. Chase was asked if she felt she could be objective. She stated yes, and the Commission agreed that Ms. Chase could remain seated for Case #06-2010.

Public Hearing - Case # 06-2010 Phillip & Danielle Eisenmann,

owner/applicant: Request retroactive approval for soffit adjustments due to a roof repair, and build well house & garden shed (look like privy). Property located at 413 NH Rte. 140 in the Corners Historic District; Tax Map/Lot # 127-36.

Mr. Eisenmann apologized for taking so long to request retroactive approval for his roof soffit. When he reshingled the roof he had to do more work than he had intended to do. So he created a box soffit on the ell (which had none) to look like the existing soffit on the front of the house.

Ms. Chase commented that if the soffit had been presented at the time the applicant had applied to do the architectural shingles, it wouldn't have been problematic.

Mr. Eisenmann stated he hopes to build two outbuildings. One would be a well house which will cover his present well head. It would have a gabled roof with shingles to match the house, horizontal 1" x 6" flat board siding painted white, 4 x 4 posts, and a 6" rail to dress the top. The garden shed/privy will be made with old boards from the house ell, so the privy will look old. It will have a gabled roof with shingles to match the house, clapboard siding of the same size as the house siding, unpainted, 2 or 3 board rough sawn door with inset barrel hinges, and a latch of wood or leather. It will be set on crushed stone.

Ms. Chase read from the HDC *Guidelines*, which state that any structure larger than 16 square feet, such as a well house, garden shed, privy, etc. needs approval. The well house is not over 16 square feet, but the privy is.

Kristie Owens stated that she was present to support her neighbor.

Ms. Regan moved to close the public hearing. Seconded by Mr. Carpenter.
Motion passed unanimously.

Ms. Regan moved to approve Case # 06-2010 Phillip & Danielle Eisenmann, owner/applicant: Request retroactive approval for soffit adjustments, build well house & garden shed (look like privy) as presented at meeting and diagramed on application. Property located at 413 NH Rte. 140 in the Corners Historic District; Tax Map/Lot # 127-36.

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

Approval of Minutes - July 6, 2010.

Motion by Mr. Carpenter to accept minutes as amended. Second by Ms. Regan. **Motion passed unanimously.**

Other Business

There was a discussion about the signs at the Corner Market. It was agreed that the Chair and the Clerk would compose a letter clarifying with the owner that the electric ATM will be changed to plain red neon, he can add a hanging wooden sign to his existing post, and remove the sandwich board sign. This should be rectified by the next HDC meeting.

Ms. Regan moved to adjourn. Second by Mr. Carpenter. **All in favor.**

Adjourned at 7:10 PM.

Respectfully submitted,

Annette Andreozzi
Land Use Clerk