

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

**MINUTES**

**Present:** Chairman Allen Everett, Deborah Chase, Don Guarino (Selectmen's Rep), George Roberts (alternate)  
Land Use Clerk – Annette Andreozzi

Chairman Everett opened the meeting at 7:00PM with introductions.

**Public Hearing - Case # 7-2010 Perry Onion, owner/applicant:**

Request to install a red brick sidewalk, post lantern, & lamp next to ell door, also to change clapboards to shingles on gable ends of shed dormer. Property located at 359 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414-40.

Mr. Onion showed a brick and said that the side walk would be 5 bricks wide with garden on both sides. The lantern, which he showed, will be placed on a post; this was previously approved, and he requested that approval be continued. He showed a picture in his camera of the beating the clapboards, over the shed dormer, have been taking due to sun. He would like to change from clapboards to white cedar shingles, which will be natural in color. The exposure of the new shingles will be similar to the existing shingles. Old clapboards had been used, and paint didn't stay on them. He would like to put an onion style light fixture at the door at the ell. A fixture was previously approved there.

Mr. Roberts arrived at 7:07 PM.

Allen stated that Mr. Twigg sent a letter of support, copy of which was in the packet.

**Ms. Chase moved to close the public hearing. Second by Mr. Guarino.  
Motion passed unanimously.**

**Mr. Guarino moved to approve Case # 7-2010 Perry Onion, owner/applicant: Request to install a red brick sidewalk, post lantern, & lamp next to ell door, also to change clapboards to shingles on gable ends of shed dormer. Property located at 359 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414-40.**

**With the following conditions: White cedar singles left natural in color will be used with an exposure to match the shingles presently existing on the house.**

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

Mr. Roberts was seated as a voting member.

**Extension – Case # 2-2010 Philip & Donna Vaughan, owner/applicant;**

On March 2, 2010 the HDC approved the request to remove the front porch, deck & steps to be replaced with a new front entrance. The well head to be camouflaged. The barn & house to be painted gray with white trim. The applicant would like a one year extension of time. Property located at 533 Meeting House Road in the Meetinghouse Historic District; Town Tax Map/Lot # 414-60.

Mr. Roberts started talking about a fence on the Vaughan's property that appeared at an unknown time, and that on their last application the Vaughans had not requested putting a fence up.

Ms. Chase mentioned that the present application doesn't have anything to do with a fence.

Mr. Roberts stated that the fence on the Vaughan property was not permitted by the HDC .

Mr. Guarino said that the HDC should ask the Vaughans to come to an HDC meeting so the commission could talk with them.

Ms. Chase stated that the HDC has no information showing a fence on the property and if so when it was put up.

Mr. Roberts stated that all he knew was the fence wasn't listed in the Vaughans request and they have been digging holes and moving earth too.

**Ms. Chase made a motion to send a letter requesting that the Vaughans come before the commission to talk about work that has been done and still needs to be done.** Mr. Guarino seconded. **Vote was 3-0.** Mr. Roberts as an abutter, abstained.

There was a discussion on when formal motions needed to be made and when the HDC could direct the clerk to fulfill requests.

**Approval of Minutes** September 7, 2010.

**Motion by Ms. Chase to accept the minutes .** Second by Mr. Everett.  
**Motion passed 2-0,** the others were not present at the meeting.

**Review of possible regulation violation at 485 Meetinghouse Rd.**  
**M/L 414-55, in the Meetinghouse Historic District.**

Letters were sent to the property owner and the tenant asking them to attend the meeting. No response was received from either.

Mr. Everett stated that as the property owner, Mr. Hueber, is responsible even though his daughter is living in the house. He drove by the property last week, and since his last visit, plywood has been put in the gable on the street side of the house. If they are in the process of putting in windows and trim that look like the ones removed, there is no violation of the HDC regulations.

Ms. Chase said that the HDC does not know what the intentions are. At the July HDC meeting the owner and tenant were told to go to the office, fill out a form stating what work was planned, and the HDC would discuss it at the next meeting. Mr. Hueber needs to follow the process that is expected from any owner.

Mr. Guarino asked if Mr. Hueber had met with the HDC in addition to the July meeting. [He had not.] It was Mr. Guarino's understanding that the HDC was trying to help and that the Huebers had said no further work would be done until they met with the HDC.

Ms. Chase asked that a formal request be sent to Mr. Hueber to come before the HDC. Mr. Guarino agreed and asked that no further work be done.

Mr. Roberts said that he had told the code enforcement officer to stop the work at the Huebers', but that wasn't done. The clerk stated that the officer had been to the property and that it appeared that repairs were in progress. The officer said that until the repairs were complete or the HDC votes to charge Mr. Hueber with a specific violation the officer could do no more.

Mr. Roberts stated that he was an abutter and he had met with Mr. Hueber. Mr. Roberts wanted to know if the house had an occupancy permit.

There was a discussion about occupancy permits and under what rare conditions a building might lose an occupancy permit. Also about having a workshop meeting with Mr. Hueber.

**Review of possible regulation violation at Corner Store.**

There was a discussion relating to the signs at the Gilmanton Corner Store. The owner had been sent a letter by the HDC that included two places that he could purchase a neon ATM sign that was agreeable to the HDC. He was also asked to give a progress report by the time of the October HDC meeting. There has been no communication from the owner.

Mr. Guarino indicated that the sandwich sign at the Brick House seemed to be in the spirit of the HDC regulations. He will speak with the owner of the Corner Store about ordering the neon ATM sign.

Ms. Chase indicated the HDC might have to talk with the Brick House about their use of the sandwich sign.

Ms. Chase had to leave the meeting at this time.

Mr. Roberts said he had asked to have the building inspector give a cease and desist to Huebers. There was a discussion about building permits and when they should be required. Mr. Roberts stated that the HDC needs to stop people in historic districts before any repairs are done and make people come before the HDC before they can do repairs. Mr. Everett said that the HDC could not stop someone before it is known what is being done. Mr. Roberts didn't understand why people can't be stopped first. Mr. Everett said the HDC had no authority. The discussion went round and round again. Mr. Roberts said the HDC used to be able to make everyone get a permit for anything, and he feels that the HDC can change their rules to say anything they want them to say.

Mr. Guarino said that a permit should be required for doing repairs in the historic district. And he asked to have the Clerk check with the Local Government

Center about the authority for the HDC to require applications before an owner in a historic district can do repairs.

The Clerk reminded the Commission that earlier in the year [March 2, 2010] when Ms. Hatch was the Selectmen's rep, a procedure for handling violations was agreed upon.

Mr. Roberts stated that the HDC can make regulations that can say anything regardless of the town ordinance or state RSA's, and they can make their own definition of repairing and replacing.

**Mr. Everett moved to adjourn.** Second by Mr. Guarino.  
**All in favor.**

Adjourn at 8:37PM.

Respectfully submitted,  
Annette Andreozzi  
Land Use Clerk