

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, NOVEMBER 9, 2010 – 7 p.m.**

MINUTES

Present: Chairman Allen Everett, Deborah Chase, George Carpenter, Betty Abbott (Selectmen's Rep)
Land Use Clerk – Annette Andreozzi

Absent: Ella Jo Regan & George Roberts (alternate)

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

Mr. Everett explained that when Mr. Hueber arrives an informal discussion will take place with the Commission. No abutters will be seated. No comments from abutters or any other public will be accepted. The discussion is meant to be informal, positive and informational. Mr. Huber was asked to come tonight so the HDC could find out what he is planning to do, and determine what steps to take.

Mr. Everett stated that future reports on potential violations in the historic districts must be given to the HDC Chair (or the clerk) in writing with proof that it is a NEW violation. Violations that have happened in the past are not applicable. This is in keeping with the Motion passed at the March 12, 2010 HDC meeting. No HDC member should be on property unless they have the owner's permission.

Ms. Chase stated that it is good to clarify policies from time to time and adhere to them.

Review and Discussion with owner of solutions for the property at 485 Meetinghouse Road in the Meetinghouse Historic District ,Map/Lot # 414/55.

Mr. Hueber arrived as scheduled at 7:15.

Mr. Everett stated that it was July when Mr. Hueber was at the HDC meeting. The HDC is trying to determine what Mr. Hueber's plans are for the buildings.

Mr. Hueber stated that he told the tenant at his property to stop everything and confine any work to the inside of the house. He believes the complaint about his property is related to the gable end of the house where rotten clapboards needed to be replaced. When the clapboards were removed, it was found that there was no sheathing. A wind storm came by and blew out the windows.

So the entire area was sheathed, and painted. When Spring comes and there is more money they plan to put in clapboards and windows, just like it was. The building hasn't been maintained since 1955. He said that he is disabled and doesn't have the money to do restoration. The taxes on both his properties take 28 percent of his income. People have been commenting on how nice the property is starting to look.

Mr. Everett stated that the house now has no windows in the gable, and as owner, Mr. Hueber is responsible. He asked what Mr. Hueber's plans were.

Mr. Hueber said that in the spring they hope to replace the windows and clapboards with ones like what were on the house.

Ms. Chase said that it seems that Mr. Hueber should put the above statement into an application so the HDC can discuss what his intentions are. So there will be no misunderstanding, a formal application to HDC should be filed.

Mr. Hueber said he could not afford the application fee.

Ms. Abbott stated that Mr. Hueber's intention is to make the repairs and replacements the same as it was, so a formal application would not be necessary.

Ms. Chase read from the guidelines, then stated that a formal application was not necessary, but she wants to know what work is planned, so that Mr. Hueber and the HDC can be covered, when there are inquiries.

Mr. Carpenter verified that the property is owned by Mr. Hueber, but his daughter and boyfriend are living there and doing the work. He felt that having a written document would also help Mr. Hueber explain to his tenants what was permissible.

Ms. Abbott asked if it would help if the HDC took the responsibility to write a document stating what the HDC agrees Mr. Hueber can do at the 485 Meetinghouse property, and have Mr. Hueber sign it.

Mr. Hueber said that vinyl windows last longer and would look the same as the old windows and cost less.

Mr. Everett explained that vinyl windows would not be an exact replacement of the windows that had been removed.

It was the consensus that an agreement be written by the clerk of things Mr. Hueber has said he will be doing and he and the HDC chair will sign.

Mr. Hueber asked if he could paint the garage the same color as the house.

Mr. Everett told him that he would need to apply to the HDC to change the color of a building.

Mr. Hueber expressed his wish that the last time he was at the HDC it would have been as friendly as it was this time.

Ms. Abbott said the HDC is making a good faith effort.

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. Everett stated that at this time the HDC can't right wrongs from past years it can only go forward. From his observation with binoculars there is perhaps a low fence on the Vaughans' property, but there is no way of knowing how long it has been there. It looks like it has been there for years. He could not see any holes or new earth mounds on the property as Mr. Roberts had suggested.

Ms. Chase said she had no issue with giving the Vaughans an extension; she wanted to know why the HDC couldn't call and ask them if they had a new fence.

Ms. Abbott felt that the HDC could rule on the extension of time, and have a phone call to ask about the fence.

Mr. Carpenter moved to extend Case # 2-2010, Philip & Donna Vaughan, owner/applicant to March 2, 2012. Ms. Chase seconded the motion. **Motion passed unanimously.**

Approval of October 5, 2010 minutes

Motion by Ms. Chase to accept minutes as amended. Second by Mr. Everett.
Motion passed unanimously.

Other Business

Update from Mr. Guarino re ATM sign at Corner Store.

It was reported that twice Mr. Guarino had given the owner papers, showing a sign approved by the HDC, where it could be purchased and the cost. Mr. Guarino no longer wants to be the agent of information.

Ms. Abbott asked if this was something that should be given to the code enforcement officer?

The clerk said that if the HDC agrees that is what they want to happen, Mr. Flanders will be given the information.

Ms. Chase stated that the process needs to be followed.

The consensus was to have the code enforcement office handle the violation.

Review of 2011 Schedule.

It was determined that the 2011 schedule should set a meeting for the first Tuesday of every month in 2011.

Review of public hearing posting policy.

The RSAs do not require an HDC to have a posted public hearing for each application. The Gilmanton HDC procedures require a public hearing notice to be sent to one newspaper and posted in 2 public places. Paying for these ads has made it expensive to make an HDC application.

Motion by Mr. Carpenter to eliminated newspaper ad announcing public hearing, but continue noticing abutters that are located in the historic district.

Ms. Chase second. **Motion passed unanimously.**

Review of legal information.

There was a discussion about the definition of repairs and whether the HDC could require an historic district property owner to get a permit before repairs are done. It was pointed out that the HDC doesn't issue permits; according to RSA 676:8 it can give certificates of approval or notice of disapproval. The idea was brought up of changing the HDC regulations to require all property owners to give notice to the HDC before doing any repairs. This would prevent disasters that happen when a "repair" turns into a change. The HDC would need to let all property owners know if this change is made.

Mr. Everett referred to the International Residential Building Code (IRBC) definition of repairs. The discussion leaned to changing the rules so that if a

repair or replacement is the same kind and style of material an application would not be needed, but the owner would need to notify the HDC.

Ms. Chase said the HDC may require a different standard for repairs than the building code. Ms. Abbott stated that would be different from the town standard which is the IRBC and may require a vote at town meeting. She suggested the HDC meet with the town attorney.

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

Adjourn at 8:49pm

Respectfully submitted,

Annette Andreozzi
Land Use Clerk