

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MAY 1, 2011 – 7 p.m.**

MINUTES

Present: Chairman Allen Everett, Deborah Chase, Ella Jo Regan, Brett Currier (Selectmen's Rep), George Roberts, Ernie Hudzic (alternate) Land Use Clerk – Annette Andreozzi

Chairman Everett opened the meeting at 7:01PM with introductions.

Election of Chair & Vice-chair.

MOTION:

Ms. Regan moved to elected Mr. Everett as Chair and Ms. Chase as vice-chair. Seconded by Mr. Hudzic. **Motion passed unanimously.**

Approval of Minutes March 6, 2012.

MOTION:

Mr. Hudzic moved to accept the March 6, 2012 minutes as amended. Seconded by Mr. Roberts. **Motion passed unanimously.**

Info on 45 day rule

Mr. Everett referred to a copy of a email, dated March 14, 2012, from the LGC, stating that the HDC applicant must agree, if the HDC wishes a longer time period than 45 days to make a decision.

Ms. Regan thought that as long as the meeting was continued the 45 day rule wasn't in effect.

The clerk explained that the 45 days would start after the application was filed with the clerk. The applicant could allow the HDC to continue a hearing, thereby extending the time period.

Mr. Roberts stated that if the applicant was told that they needed to pay for a consultant and continue a hearing; they might refuse.

There was a discussion on how the 45 day rule might have effected the demolition application last year of 493 Province Road.

Mr. Everett said that no applicant has turned down the HDC's request to extend the time for making a decision on an application.

Mr. Currier insisted that the application time wouldn't start until everything in the application was there. If it wasn't there, the clerk should reject the application. Mr. Roberts said a demolition application should ask for scale drawings and photographs. Mr. Roberts also said that all land use notices should be in the *Suncook Sun*.

Ms. Regan said that people should be made aware that notices are on the town web site.

Mr. Currier said to increase the applicant's fee to cover printing notices in the paper; don't make the taxpayers pay for printing.

Mr. Everett stated that the problem with raising application fees was that there would be less compliance for small jobs in the districts.

Mr. Currier stated that it costs a lot of money to operate Town Boards.

Ms. Chase asked Mr. Roberts if he wanted every kind of application printed in the paper or just demolitions. Mr. Roberts said everything.

There was a discussion of why the HDC had decided not to print notices in the newspaper.

Review of demolition ordinances.

Mr. Roberts said that demolition applications should require a title search back to the time the building was built, and photos of all elevations.

Ms. Chase suggested that each HDC member come to the next meeting with a sample demolition regulation that they would like for Gilmanton.

Ms. Regan said the application form does not need to change; any additional information required should be included in the demolition regulation.

Mr. Everett asked Mr. Guarino if he wanted to have some input in the discussion. Mr. Guarino wanted to talk about the demolition regulation before it was changed. He liked the City of Concord's idea of requiring that a sign be posted on any building that it is in jeopardy. He didn't think it should be easy to tear down a building in an historic district. With the way economic conditions are people want to tear down square footage that hasn't been used to reduce property taxes. If an owner had a disaster which wasn't handled in a short period of time, bad things happened to the property; then the owner used that as a excuse to tear down the building. Monetary considerations are not an acceptable reason to tear down a building in an historic district. It should not be easy to destroy a building in the district. He said if an owner proved a building was unsound; he should be required to replace it in kind.

There was a discussion about when or could a building in the district be taken down so it could be rebuilt with a modern interior.

There was discussion about defining the purpose of the districts, and what the ideal look should be; how to define that for applicants.

Mr. Currier asked why the HDC was so negative toward signs of any sort. Ms. Chase said the HDC was trying to keep the districts as harmonious as possible and reflect the nature of signage during the period of time that the building was constructed, when people buy in the historic district it is their responsibility to follow the district regulations.

Informal drive-way discussion

Mr. Everett stated that the way High Street is graded all the water comes down his driveway, which is in the Corner's Historic District. He would like to re-grade his driveway, leaving the first 100' dirt then pave the rest close to the house, expanding the paving that is already there. He did not feel that putting a culvert on High Street would work to divert the water, because there is a big tree where the culvert would need to be located. There was discussion on what people thought would work.

Mr. Currier wanted to know why asphalt driveways can't be permitted in the regulations. Ms. Chase said the regs have been reviewed in the last few years. Mr. Roberts indicated that originally the HDC was concerned about people paving large areas.

Other Business

Mr. Guarino said that the shutters of the Stubbs House, 494 Province Road, were in the barn.

Ms. Regan said she will come to the meetings when and if she can, until a replacement is found for her on the HDC. She asked about the Church's ugly sign in the historic district.

The Corner Library windows are being repaired, according to Mr. Hudziec, not redone as indicated by the Selectmen's minutes.

Adjourn at 8:55PM.

Respectfully submitted,

Annette Andreozzi
Land Use Clerk