

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
TUESDAY, JUNE 5, 2012 – 7 p.m.**

**MINUTES**

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

**Absent:** Ella Jo Regan, Ernie Hudziec (alternate)

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

Approval of Minutes May 1, 2012

Motion by Ms. Chase to accept minutes as amended. Seconded by Mr. Roberts. Motion passed unanimously.

Mr. Everett stepped down and turned over the meeting to Vice-chair, Ms. Chase.

**Public Hearing - Case # 1-2012, Allen Everett & Suzanne Slater,**

**owner/applicant:** Request to pave part of driveway near house.  
Property located at 11 High Street in the Corners Historic District;  
Tax Map/Lot # 126-1.

Mr. Everett explained that the water from High Street runs down his driveway, and in the winter turns to ice. He would like to re-grade the last 10' or so of the driveway and pave it near the house, including enough room to turn a vehicle around so someone doesn't have to back out of the driveway.

Mr. Currier asked what the reason was for having the applicant come to the HDC.

Ms. Chase stated the regulations state that driveways should be of gravel or crushed rock, but each case is taken on its merits. She has witnessed Mr. Everett's driveway filled with water, and feels it is dangerous. Fritz Hughes, an abutter, stated that he had no problem with the application. He felt there was also a sand problem because winter sand washes from High Street down the driveway.

Mr. Everett agreed.

Mr. Hughes said that High Street was 2 feet lower in the past and then there was no drainage problem. High Street got built up after a wetland lot was filled in.

Ms. Chase stated that she appreciated that the revised driveway will look the same when viewed from High Street.

Mr. Everett said that where the paving will start will not be seen from High Street because there is a curve in his driveway.

**MOTION:**

**Mr. Roberts moved to close the public hearing.** Seconded by Mr. Currier.  
**Motion passed unanimously.**

Mr. Roberts said that it was controversial many years ago, when it was first considered to pave the Church/Academy parking lot. The people were concerned for the look of the historic district.

Mr. Currier said that it would be hard to deny anyone for paving their driveway. Paving doesn't effect the historic value. The HDC regulations should be relaxed.

Ms. Chase stated that the regulations allow a case by case review to accommodate differing situations. The regulations help to guide the applicants.

**MOTION:**

**Mr. Currier moved to approve Case # 1-2012, Allen Everett & Suzanne Slater, owner/applicant: to pave part of driveway, Property located at 11 High Street in the Corners Historic District; Tax Map/Lot # 126-1.** Mr. Roberts seconded the motion. **Motion passed unanimously.**

Mr. Everett returned to continue chairing the meeting.

Old Business

Review of demolition ordinances.

Mr. Everett said he liked the idea of requiring a demolition applicant to put up a sign. He wasn't sure how it could be accomplished, and meet the 45 day requirement.

Ms. Andreozzi suggested requiring the applicant to post the sign as part of the application process.

Mr. Roberts wanted to require a title search for demolition applications, a statement of the pitch of roof, and photos of all elevations of all buildings. All the application requirements have to be together before the application will be accepted and the days start counting. He said the test for demolishing a building is not the condition of the building, but the look of the building and district.

There was discussion of how to get enough information, early enough, in demolition cases to be more prepared. And what requirements should be met on what time table. There was discussion on the possibility of a two part application process.

Ms. Andreozzi explained that the HDC procedures allow for an informal discussion of a project before the application is made. That could be required for any potential demolition, in order for the HDC to determine what additional info they might need.

It was the consensus to have Ms. Andreozzi draft a regulation using bullet numbers 3-5 of the Exeter demo regulations, minus the timetable.

Including on the application evidence of origination of the building, elevation drawings & photographs of all exterior facades, and requiring a sign to be posted on the property (that would announce the requested demolition).

Ms. Andreozzi reminded the HDC that if they decide to change the timeline for demolition applications, they will need to make changes to the HDC procedures.

Mr. Roberts wanted the demo procedure to include requiring the applicant to post a sign visible from the street indicating a potential demolition.

Mr. Currier suggested that the HDC buy a sign that the applicant would be required to post from inception through the end of any permit period.

Ms. Chase wanted to include a reference to the RSA which requires the applicant to pay for any expert opinions.

Mr. Everett suggested the HDC try to get all the updating done by October.

Other Business.

There will be no HDC meeting till August due to July 4 holiday.

Mr. Currier said the Selectmen want to change the HDC meeting to Wednesday because they have cut Ms. Andreozzi from working on Monday and Tuesday.

The members felt enough persons would not be available on Wednesday, but they would consider it, and see if it could work.

Ms. Chase said that the sidewalk A-frame signs are back in the Corners Historic District.

The temporary signs violate the Gilmanton Zoning Ordinance.

Mr. Currier said the Selectmen need a written complaint.

**Mr. Roberts moved to adjourn.** Second by Mr. Currier.

All in favor.

Respectfully submitted,  
Annette Andreozzi  
Land Use Clerk