

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, DECEMBER 4, 2012 – 7 PM**

MINUTES

Present: Chairman Allen Everett, Deborah Chase, George Roberts, Ernie Hudziec (alternate), Land Use Clerk – Annette Andreozzi

Absent: Brett Currier (Selectmen's Rep)

Chairman Everett opened the meeting at 7:00PM with introductions, and sat Mr. Hudziec as a voting member.

Approval of Minutes November 13, 2012.

While reviewing the minutes there was discussion of changes to the HDC procedures, which will be incorporated; also where the 45 day time period for Commission decisions would be included. It was determined that it should go on the application and in the procedures.

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

Public Hearing

Changes to the "relocation & demolition" portion of the Gilmanton Historic District Regulations. **Bold** type below are the additions to be considered.

- A. RELOCATION Buildings shall be retained on their present sites whenever possible. Relocation within the Districts **may** be considered as an alternative to demolition, **or for better preservation**. Removal from the Districts **shall be considered as a demolition**.
- B. DEMOLITION NO demolition of any **or part of a structure** may occur without Commission approval. **The demolition of a building should be contemplated with great caution, since it irreversibly alters a building and the space wherein it sets.**
The Commission shall consider an application for a Certificate of Approval to demolish or remove structures **or parts there of at their discretion using the following criteria:**
 - 1) **deterioration or fire damage has cause structurally unstable or presents a safety concern to such an extent, that stabilization cannot be done. Demolition requests based on structural instability or deterioration must include a technical report prepared by an architect or professional engineer registered in NH. This report must detail the nature and extent of the specific problem.**

- 2) the structure or portion of has been added to the property after the time period of the district, has no recognized historical or architectural merit of its own, AND has not achieved independent historic status
- 3) the demolition or moving will have minimal effect on the overall nature and look of the historic district
- 4) the demolition of a portion is critical to the economic preservation or vitality of the primary area of the building.

Before a demolition request will be granted the following must be submitted:

- 1) exterior building elevations & architectural features shown through measured drawings and photographs
- 2) plans for any new construction proposed for the site
- 3) evidence of the age of the structure.

The Commission reserves the right to apply conditions to demolition approval including, but not limited to:

- 1) detailed documentation of anything removed
- 2) complete removal of all debris from the subject property
- 3) loaming and seeding of the subject lot with an appropriate seed mixture
- 4) maintenance (mowing, regular cleaning, etc) of the lot.

There was no one from the public at the meeting.

Motion: Mr. Hudziec moved to close the public hearing on changes to the HDC regulations. Seconded by Mr. Roberts.

Vote was unanimous.

There was discussion about the formatting of the regulation. It was agreed to adjust it without changing the meaning. There was discussion about where the information in RSA 676:9, decision rendered within 45 day, should be placed.

Motion: Ms. Chase moved to approve the amendments to the HDC regulations regarding relocation & demolition. Seconded by Mr. Hudziec.

Vote was unanimous.

Other Business.

The Corners' Lighting District met and decided to end paying for street lights. The town will pay for a few to continue.

Procedures

The changes discussed earlier were verified.

Motion: Mr. Roberts moved to accept the amended procedures.

Seconded by Ms. Chase.

Vote was unanimous.

Other Other Business

Ms. Chase asked if there had been any permits made over the summer for the Gault house, 435 NH Rte 140. There had not. She thought the windows had been changed. She wanted to know if an informal visit needed to happen.

There was a discussion about how to keep up with present and new owners being aware of the Historic District regulations. The assessing clerk is supposed to notify the land use clerk when there is a new owner in a district. There has only been one in the past year.

A desire to send a letter to district members before the budget year ended was expressed. The clerk informed the commission, that because of her reduced hours, she would not have the time to do the work before the end of the year.

Ms. Chase expressed her distaste with the Selectmen cutting the HDC budget and not asking for any HDC input. She wanted to know who thought they had the expertise to be able to make the cuts with an appreciation for the work done by the HDC. She felt that the necessary business could not be done. There was discussion on what items would be charged to the HDC, and how the HDC would operate if there was no money in the budget.

Motion: Mr. Roberts moved to allow Mr. Everett to write a letter to property owners in the district. Seconded by Mr. Hudziec.
Vote was unanimous.

Ms. Chase offered to ask Mr. Gault about his windows.

The need for new members was expressed.

Adjournment by consensus at 8:46 PM

Respectfully submitted,
Annette Andrezzi
Land Use Clerk