

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, JANUARY 12, 2016 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Allen Everett, Matt Grasberger, Roy Buttrick (alternate)

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Betty Ann Abbott, Rachel Hatch (Selectmen's Rep)

Chair Hudziec opened the meeting at 7:05PM with introductions.

Mr. Buttrick was seated to the Board for the meeting.

General Public comments

There were no public comments.

Approval of Minutes December 1, 2015.

MOTION by Mr. Grasberger to accept minutes as presented. Seconded by Mr. Buttrick.

Motion passed 3 in favor one abstention.

Vote of 2016 Chair

Vote postponed by agreement.

General Discussion about amendments to the HDC regulations.

Mr. Hudziec read the present Section II - F, then presented amended wording for discussion.

Mr. Grasberger wanted windows in non-period buildings to be able to be replaced in-kind whenever that is needed.

Mr. Everett stated that exact replacement is allowed.

Mr. Hudziec said windows can be made with the muntins placed inside, outside, or between the glass. He said that non-period buildings should not have glass window walls or picture windows visible, since those are not consistent with the look of the districts.

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Agreed upon new wording for Section II – F:

WINDOWS In period buildings, the arrangement of windows and the size relative to the size of the building, shall be compatible with other period buildings within its district. Windows on each story are generally the same size. In a multi-story building windows of the upper stories are placed directly above those on the first story. Windows must be of wood construction, except those windows not in full public view may be of other materials as long as their visual impact is consistent with the other windows of the building. The sash shall be appropriate for the building and have proportions similar to the sash of period buildings. Permanent wood muntins are required except on storm or foundation windows.

In non-period buildings it is preferred that the design of new or replacement windows be in harmony with that of period buildings. The original size and locations of windows should be maintained. The material of replacement windows should match that of the original windows. Windows with muntins are preferred.

STORM WINDOWS in all buildings. Wood and glass storm windows are preferred. Aluminum or other materials may be used as long as they are painted the same color as the window sash and trim.

Mr. Hudziec read the present Section II - I, then presented amended wording for discussion.

Ms. Abbott had sent a statement stating that trim should be the same color as the body of the building.

Mr. Hudziec said that storm doors are only sold in aluminum, white or brown.

Mr. Everett said that corner boards should be the same color as the building body, but other trim may be slightly contrasting.

Mr. Grasberger said that trim color should be compatible with the body color and not contrast with it.

Agreed upon new wording for Section II – I:

COLOR Exterior color shall be consistent with those colors used during the 1770 – 1840 period. All exterior wood and paintable approved materials on residences, except shingles and board siding, must be painted or stained. The body of the building will be one color. Corner boards on period buildings are considered part of the body of the building. Other trim may be a compatible shade of the base color.

Exterior colors from Historical New England's color chart for 1770 – 1840, "Historical Colors of America", need only be reviewed by the HDC staff member with notification to the HDC chair.

Signs, arbors, and the like may be considered separately.

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Mr. Hudziec read the present Section III - C, then presented amended wording for discussion.

Agreed upon new wording for Section III – C:

SEPTIC Septic design must take into consideration the overall public view of the septic system. If it is raised, grading shall be used so that the septic system or component thereof shall be no higher or lower than one foot from the finished ground level. If such grading is not possible than plantings, fences or other means may be used to lessen the visual impact. If sewage vents are necessary, they shall be hidden by plantings, fences, or other means.

MOTION: Mr. Buttrick made a motion to schedule a public hearing for changes to the HDC regulations on February 2, 2016 at 7PM. Seconded by Mr. Grasberger. Motion carried unanimously.

Other Business

The Planning Board asked the HDC if it had any concerns related to a conditional use application for a doggie day care.
The HDC agreed that since it was not located within a historic district they had no comment.

Mr. Hudziec will do a report about the HDC for the town report.

Mr. Hudziec stated that the HDC budget request for 2016 turned out to be not as much as was spent in 2015.

Mr. Buttrick moved to adjourn. Seconded by Mr. Grasberger.
All in favor.

Adjournment at 8PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator