

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

MINUTES

Present: Chair Ernie Hudziec, Marshall Bishop (Selectmen's Rep), Allen Everett, Matt Grasberger, Betty Ann Abbott, Roy Buttrick (alternate)

Also present: Annette Andreozzi (Land Use Admin.)

Absent: none

Chair Hudziec opened the meeting at 7:01 PM with introductions.

General Public comments

none

New Business

Public Hearing – Case # 3-2016, Todd Hooker & Allison Lemire,

owner/applicant: Request to put bulkhead on left side of new home. Property located at 503 Meeting House Rd. in the Meeting House Historic District; Tax Map/Lot #414-57.

Allison Lemire said there were some changes needed to her original request to build. The original drawings she presented did not have a bulkhead. The home designer said vents to the back of the home and placement of the septic meant the bulkhead should not be on the back of the house. The building inspector said it should be on the gable end, which is the side. She submitted amended drawings showing the bulkhead on left, looking from the road. The manufacture, Windsor Homes, told her there needed to be an additional window on the front facade because of federal light and ventilation regulations. The blue siding color approved was no longer produced. She would like to request the color called granite grey by Windsor Homes. It matched the color Quincy granite from the historic color chart.

Roy asked about where power was located and vents.

Ernie said the bulkhead should be the same color as the siding.

Marshall said the design doesn't look good with the extra window.

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Motion:

Matt moved to close the public hearing.

Seconded by Betty Ann.

Motion passed unanimously.

Ernie didn't see any problem with the bulkhead if it was painted the same as the siding. He would like to do something about the extra window, but didn't know what they could do. He said moving the one window on the other side of the door to be centered would be better.

Roy was concerned about the depth of the foundation visible, due to water.

Motion:

Betty Ann moved to approve Case #3-2016, Todd Hooker & Allison Lemire, owner/applicant with property located at 503 Meeting House Rd. in the Meeting House Historic District; Tax Map/Lot #414-57 requesting the following changes to a prior HDC decision approval dated October 16, 2015:

Due to the builder and building inspector's recommendation the bulkhead will be on the left side of the building as viewed from the street because the gable end will not cause snow to slide onto the bulkhead. It will be painted the same color as the house body and have landscaping blocking it from street view.

Because of Federal code requirements for light and ventilation an additional window will be added to bedroom one, the window will be the same size and shape as the other two windows.

Preferably the one window in bedroom two will be centered between the front door and house edge.

Because of a color discontinuation the color of the body of the house will be a grey color that matches "Historic Colors of America" color chart's Quincy granite.

The electric service entrance can be moved to the right side of the house as viewed from the street as required by NH Electric Co-op.

Marshall seconded the motion.

Motion passed unanimously.

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Public Hearing to amend the HDC regulations.

Ernie read the proposed wording:

I. COLOR Exterior color shall be consistent with those colors used during the 1770 - 1840 period. All exterior wood and other 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 and trim are considered part of the body. Window sash and doors may be a compatible color. Exterior colors chosen from Historic New England's color chart for 1770-1840, "Historic 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.

Motion:

Matt moved to close the public hearing for the color section of the regulations.

Seconded by Allen.

Motion passed unanimously.

Betty Ann asked if "not casing or trim" should be added after "window sash and doors" for clarity.

Allen said nothing could be added unless the public hearing was republished.

Motion:

Matt moved and Marshall seconded to approve the change to the regulations as read.

Motion passed unanimously.

Ernie read the proposed wording:

C. UTILITY SERVICES No new permanent above ground utility service (the line from the public utility pole to the service entrance) shall be permitted in the Districts. The Commission may consider requests for partial above ground service on a building lot if the applicant can demonstrate that installation can be accomplished in no other way. A relocation of existing utility service shall be treated as a 'new' service for the purposes of this paragraph. Anything connected to the utility service must be clearly indicated on any maps or plans submitted to the Commission.

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Ernie said the purpose of changing the regulation was to clarify what is under the HDC jurisdiction.

Warren Veysey asked if the regulation meant that for a new service, or a change the electric service has to go underground.

Ernie said yes, though there is a possibility for exception.

Allison stated that when NH Electric Co-op came to her house they didn't want to go underground.

Betty Ann said that if a new service was going to look worse, then there would be a possible exception.

Motion:

Allen moved to close the public hearing, seconded by Matt.

Motion passed unanimously.

Matt moved to approve the utility services section of the regulations as read, seconded by Betty Ann.

Motion passed unanimously.

Other Business.

Request for extension of HDC approval for 500 Province Rd.

Warren, the owner, said he would like to extend his approval for his house due to not having had enough time for all the work to be finished.

Ernie said it has been mentioned to him about the look of the building materials around the house, and could he cover them or move them inside or in back.

Motion:

Betty Ann moved to extend the certificate of approval, originally dated October 1, 2013, for 12 months from today with the condition that construction material be hidden from view.

Second by Marshall.

Motion passed unanimously.

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Approval of Minutes - May 3, 2016

Motion by Betty Ann to accept the minutes as amended. Seconded by Marshall.

Motion passed unanimously.

Other business

Allen asked about an HDC member sitting out if he is an abutter to an application. He had been reading that the ZBA asked about that concern. Ernie said that he felt it wasn't a conflict of interest. If a Commission member felt uncomfortable then they should sit out.

Ernie asked the Commission what it wanted to do first about Mr. Huber's property in the Meetinghouse District.

Allen said the Selectmen asked the HDC to wait for a year before enforcement.

Ernie ask to have the BOS indicate in writing what they have done, what work is continuing on the property, and what they are going to do, because the HDC can't do anything.

Roy said a lot of the homes had tar paper on them.

Ernie said that there wasn't much historic in the Meetinghouse District.

Allen said Mr. Huber had wanted to tear down the house, but let his daughter live in it. The Building Inspector has said nothing meets code. If the BOS do not want to do anything the HDC needs to sit down with them to find a way to bring the property into compliance.

Marshall said the BOS should do what you want.

Ernie stated that the year was up. He wants a chain of events. That is the only way to get something done.

Allen said the former Selectmen have wanted to get rid of the HDC and the Planning Board.

Ernie asked Marshall to get a status report from the BOS, and then report to the HDC at the August meeting.

Betty Ann stated that there would need to be another new start to getting a dialogue started.

Ernie said he could send a representative to the BOS; someone has to be there to discuss the property.

Roy said the HDC does a good job. When some people do the right thing it isn't right to let others not.

APPROVED

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Betty Ann moved to adjourn. Second by Marshall.
All in favor.

Adjourn at 8:25 PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator