

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
TUESDAY, OCTOBER 4, 2016 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Allen Everett, Betty Ann Abbott,

**Also present:** Annette Andreozzi (Land Use Admin.)

**Absent:** Matt Grasberger Roy Buttrick (alternate) Marshall Bishop (Selectmen's Rep)

Chair Hudziec opened the meeting at 7:00PM with introductions.

General Public comments

There were no public comments.

**Public Hearing - Case #4-2016 Jeannette Stockwell, owner/applicant:**

Request to install vinyl replacement windows throughout the house. Property located at 507 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414/58.

Mr. Stockwell said his windows were put in 40 years ago. The seals are broken and leaking. He can feel air coming through the windows. Some of them are held up with sticks. He looked into replacement and was told vinyl were the best for keeping air out. So bought them.

Mr. Hudziec asked if the applicant knew he was in the historic district.

Mr. Stockwell said yes, but he didn't think he needed to apply because the look would not change.

Mrs. Stockwell said they purchased windows with grids so they would look like the other windows.

Mr. Hudziec said he looked at house. Two windows are visible from the road.

Mr. Everett said that in the regulations an existing non-period building should be in harmony with itself. The Stockwell's house was built in the 1970's, and the materials should match.

Ms. Abbott said windows with muntins are preferred.

Mr. Everett stated that the applicant's house doesn't have any now.

Mrs. Stockwell said she doesn't like the muntins.

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Mr. Hudziec stated that he understood that it was a non-period home in the historic district. Trying to resemble the grids in other windows in the district is one way to bring the district together. He saw that the applicant's house was so far off the road he did not see a problem with no muntins. Ms. Abbott thought about having a discussion about muntins, but felt the house sits way back and there are shrubs blocking the view. Ms. Lemire said she is the neighbor and can't really see the Stockwell's house from her house. Mr. Stockwell said there would be no storm windows because the new windows are thermal.

**Mr. Everett moved to close the public hearing.** Seconded by Ms. Abbott.  
**Motion passed unanimously.**

**Ms. Abbott moved to approve Case # 4-2016 Jeannette Stockwell, owner/applicant: Request to install vinyl replacement windows throughout the house. Property located at 507 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414/58.**

**With the findings that:**

- 1. The building is a pre-existing non-period house located back from the road and partially obscured by trees and brush, side end facing the road.**
- 2. Applicant has stated that the new windows will not have grids (muntins).**
- 3. Windows are inserts, using the same wood trim inside and outside.**
- 4. Each application for a new building has to be considered on a case by case basis to determine whether the building will be compatible with the other properties in the vicinity and not detract from the goals of the historic districts, which is to preserve and protect their historic character.**

Mr. Everett seconded the motion.

**Motion passed unanimously.**

Approval of Minutes - June 7, 2016

**Motion by Ms. Abbott to accept minutes of June 7, 2016, as amended.**

Seconded by Mr. Everett.

**Motion passed unanimously.**

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Other Business

There was discussion relating to Mr. Hueber's property in the Meetinghouse historic district.

Mr. Hudziec asked if Mr. Bishop had any information from the BOS related to Mr. Hueber's property. None was available.

Mr. Hudziec said he planned on being on the agenda for the Selectmen's next meeting.

A history of the property relating to what has gone on with Mr. Hueber's house was handed out relating to the fact that a building permit or HDC application had never been applied for on that property.

Mr. Everett stated that everyone who buys property in the historic districts receives the HDC rules from the realtor.

It was the consensus of the Board that every property owner in the historic districts should be sent a copy of the HDC regulations with a cover letter requesting volunteers to serve on the HDC, and stating that the regulations have been updated. This will be done by staff.

The HDC 2017 budget will be discussed at the next meeting.

Mr. Hudziec stated that when looking at other HDC regulations there was a spot on some of the applications for hardship consideration. If it was verified that there was a hardship he felt an owner should get special considerations. He wanted the Commission to consider that for the next meeting.

Ms. Abbott was concerned that many people can't afford to replace old windows.

**Ms. Abbott moved to adjourn.** Second by Mr. Everett.

All in favor.

Adjourn at 7:45pm

Respectfully submitted,  
Annette Andrezzi  
Land Use Administrator