

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, AUGUST 27, 2020 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Evan Collins (Selectmen's Rep), Roy Buttrick, Allison Hooker, Matt Grasberger

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

**Absent:**

Chair Hudziec opened the meeting at 7: 00 PM.

Welcome to the Gilmanton Historic District Commission. I am Ernie Hudziec. As Chair of the Commission, due to the COVID-19 crisis and in accordance with RSA 91-A:2, III (b), Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Commission is authorized to meet electronically. I find that this meeting is imperative to the continued operation of town government, and vital to public safety & confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

Please note that there is no physical location to observe and listen contemporaneously to the meeting. However, in accordance with the Emergency Order, this is to confirm that we are:

- a) Providing public access to the meeting by telephone, with additional access possibilities by electronic platforms;

We are utilizing the FreeConferenceCall platform for this electronic meeting. All members of the board have the ability to communicate contemporaneously during this meeting, and the public has access to contemporaneously listen and, if necessary, participate in this meeting.

- b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using FreeConferenceCall.com, with instructions provided on the Town of Gilmanton's website at: [www.gilmantonnh.org](http://www.gilmantonnh.org).

- c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem, please call 603-267-6700 or email at: [zba@gilmantonnh.org](mailto:zba@gilmantonnh.org)

- d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

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At this time, I welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner the rules of conduct & decorum apply. Any person found to be disrupting the meeting will be removed if they continue after being asked to cease the disruption.

Any person wishing to speak shall address me, the chair, to get permission. Please identify yourself clearly before speaking.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether you are present in this room or remote and if there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

Ernie Hudziec – present in room

Allison Hooker - present in room

Roy Buttrick - present in room

Matt Grasberger – present in room

Evan Collins - present in room

**General Public comments**

There were none.

**OLD BUSINESS**

**Continued Public Hearing - Case #3-2020, Darrel & Rachel Elliott,**

**owner/applicant:** Requesting to build a new house. Property is located on Meeting House Road in the Meeting House Historic District; Map/Lot# 415/051.

Mr. Elliott said he was asked to get quotes for vinyl siding. He went to his builder and asked for a quote based on what he was building. Cedar clapboards, 1300 sq feet, compared to vinyl, would be 20 grand more for the cedar. It would also be more labor intensive with only one company willing to do an installation, plus the cost to paint the cedar would be \$11,500. The cost for windows, 2" smaller than he wants, was vinyl - \$341 each, wood - \$915.

Mr. Hudziec said he appreciated the extra effort Mr. Elliot went through to get the quotes.

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Mr. Elliott went through the HDC minutes of the last meeting and made some comments. He referred to information from the Secretary of the Interior's website, saying new homes shouldn't look like old ones, but they should be compatible.

Mr. Grasberger asked if one would be able to see his house from the road.

Mr. Elliott said not much.

Mr. Buttrick talked to a builder, who said there is something made that can be used that looks like anything.

Mr. Elliott said his vinyl should look like wood, with no J channels.

Mr. Hudziec said he did research on vinyl siding. The applicant plans to use .46 thick premiere vinyl, which looks like wood. Monogram Siding CertainTeed Saint-Gobain DL vinyl.

Mr. Elliott said they make 24' long sections that he will use on the front of house so there aren't regular seams. He didn't want 2 sizes of windows, so they all will be big enough for egress windows. He will use the matching special hardware that allows smaller window to meet egress standards.

George Roberts, abutter, read the original version of the HDC regulations to the Commission, and gave reasons why the old rules should be used to determine if the project should be approved. He asked what the design is proposed to do, and what are the dimensions. He said that the house should reproduce what a historic building looks like. The windows are too large for the size of the house. The corner boards should be at least 6" wide. Home Depo makes vinyl that wide. Splash boards were at least 6" deep usually deeper. There are no splash boards to protect the sill. There should be a checklist that is specific about is being allowed. Windows have mullions. There must be at least one chimney on the ridge line extending 4' above it. The trim color needs to be the same as the body color. Garages must relate to the house. What is the purpose of the abutment on top of the garage? The architecture in NH was different in areas. Gilmanton wasn't done like Portsmouth. The pediment is out of whack for the buildings in Gilmanton. The double windows on the side are out of step with the building. If all the trees are cut down abutters will be able to see all sides of the house, even though the HDC is saying that it is only important what can be seen from the road. There should be a detail of how the stone walls will be put back together with a deadline for completion of maybe one year. Without our stone walls history will be lost. If the HDC grants vinyl, they should be particular about details. Using the reason that the cost is less for vinyl is opening doors for a slide. If the lots in the district are subdivided like they can be, and built on, that will become a little village on vinyl houses.

Mr. Grasberger asked if there had been a house on the property in question.

Mr. Roberts said not to his knowledge.

Mr. Grasberger asked then what do they have to replicate.

Mr. Roberts said it's the law. People talk to him about what they want for the historic district, but they are afraid to come to meetings and talk, because of what their neighbors do.

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Mr. Grasberger said that there isn't one house that is historic on that stretch of road.

A new house will not be seen from 300' back from the road.

Mr. Roberts said not being seen from the road isn't the issue. Meeting House District should not be treated different from the Corners District.

Mr. Buttrick said that Mr. Roberts' point was valid. He is worried about the precedent with using new materials.

Mr. Hudziec said that if the application is approved the first sentence of the motion should state that it will be a variance with stipulations.

Mr. Roberts said he wasn't speaking for selfish reasons, but in service to the people of Gilmanton.

**MOTION**

**Mr. Grasberger moved to close the public hearing Case #3-2020, Darrel & Rachel Elliott, owner/applicant.**

Seconded by Mr. Buttrick

Allison Hooker-yes

Matt Grasberger-yes

Ernie Hudziec-yes

Roy Buttrick-yes

Evan Collins -yes

**Motion passed unanimously.**

Mr. Collins stated that some of the regulations are too vague.

Mr. Grasberger said they had done a good job. The design was fine now that changes had been made.

Mr. Buttrick said vinyl siding can be done any way that is wanted. If using vinyl, it needs to look like the wood that would be used. He would like to see windows with correct sizes. The trim should be the color of the siding.

Ms. Hooker said the details need to be made to look complimentary to the period of the homes with the technology available. With the house being set back 300', she didn't think she would be able to tell the difference from that far. Mr. Roberts had a good point about the corner boards being at least 6" wide.

Mr. Hudziec said it is possible that a lot of new homes could be built in the Meeting House District. There should be different rules for new construction. Period homes can't be rubber stamped. A continuance of what is there needs to be provided. The HDC needs to be more specific about the types of materials that can be used.

**MOTION:**

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**Ms. Hooker moved to approve Case #3-2020, Darrel & Rachel Elliott, owner/applicant: Requesting to build a new house as to plans submitted, as a variance from current regulations because it is all new construction. This approval should not be taken as a change to the Historic District Regulation. Property is located on Meeting House Road in the Meeting House Historic District; Map/Lot# 415/051.**

**On condition that the following details are included:**

**Foundation - shall be no more than one foot above grade and covered with a granite- look veneer, 1" thick, in pieces 12" X 48", as to picture submitted.**

**Siding -shall be Monogram, sterling grey colored vinyl, double clapboard with a 4" revel made of .046-inch-thick vinyl, with ¾" panel projection.**

**Trim -shall be sterling grey colored vinyl, including 6" wide corner boards, ending at the bottom of the siding.**

**Windows -shall be appear to be 6/6 double-hung, with a finished size of 35 ½" x 62 ½", made of vinyl, with no storm windows.**

**Window trim -shall be sterling grey colored vinyl.**

**Front door -shall be door 6 paneled with no glass, 36" x 80". 12" wide lights & double panel pilasters on each side of door**

**Exterior lighting – shall be 2 in number one on each side of the door, as pictured in application.**

**Garage doors – as pictured in application.**

**Roof - pitch 9/12, architectural shingles, color is distressed wood w/rake boards & 5 ½ " aluminum fascia painted sterling grey.**

**Roof venting - vinyl perforated soffits**

**Gutters -5" aluminum with downspouts following the corner boards, painted sterling grey**

**Chimney, faux – placed in centered of roof line 40" above ridgeline, wood frame w/ brick veneer**

**spark arrestor &/or cap – color black**

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**Front Exterior steps-** shall be made of granite, one 6' x 4', one 6' x 2'.

**Electric meter-** placed in alcove between house & garage

**Propane tanks-** placed at rear of house

**Utility pole-** placed at street end of driveway with wires underground

**Any other utility services, including A/C & vents** shall be in rear, not visible from street.

**Walkway - 4' wide, crushed granite**

**Driveway opening in stone wall-** shall be no more than 20' length, and the wall ends have a finished appearance, with about 200' of driveway which can be covered in asphalt.

**Stones removed from the stone wall for the logging road** will be used to rebuild the wall.

**The rest of the stone wall** shall be cleared of debris that has been placed on and around it & stones replaced if necessary.

**All other details not listed** must come before the HDC before being added or subtracted.

Mr. Buttrick seconded the motion.

Vote:

Allison Hooker-yes.

Matt Grasberg-yes

Evan Collins-yes

Ernie Hudziec-yes

Roy Buttrick-yes

**Motion passed.**

**Re-Review of dormer construction 11 High St.**

Ms. Boxer said her builder didn't realize she could get a casement window that would meet egress standards. She passed out a new drawing. The dormer windows will be same width as the windows below, but shorter. She showed an example of the window

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she will use, which is wood inside, outside fiberglass. They look like the drawing. Manufacturers don't recommend all wood because of the R factor.

Mr. Buttrick asked what material the trim would be.

Ms. Boxer said the trim is wood. She wants to replace all the windows. The trim will be wood and the windows will be costume made exactly like the present ones. The windows below are 12/12. The dormers will be 8/8.

**It was the consensus of the HDC that the windows were part of an earlier approval. They can be replaced, and the dormer design built with 8/8 windows with fiberglass exterior. All windows to match up.**

Ms. Boxer stated her approved addition is going to be scaled back. She showed a drawing to Mr. Hudziec and had a discussion, pointing out things.

Mr. Hudziec said the HDC approved the expansion, the applicant is asking if she can to just part of the expansion extended 3' back. He said she needed to make a new application with new plans. If approved it would supersede the previous approval.

Approval of Minutes – August 6, 2020.

Mr. Buttrick move to approve the minutes as presented. Mr. Grasberger seconded.

Roll call:

Matt Grasberg-yes

Evan Collins- abstain

Ernie Hudziec-yes

Roy Buttrick-yes

Allison Hooker-yes

Motion passed.

Other Business

Reminder: review of regulations with new construction at September meeting.

Adjournment at 8:45 PM.

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator