

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, AUGUST 6, 2020 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Roy Buttrick, Allison Hooker, Matt Grasberger

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Evan Collins (Selectmen's Rep)

Chair Hudziec opened the meeting at 7: 04 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.

- 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 603-267-0000 or email at: 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 - absent

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 would go down the check list.

Foundation - veneer would be 1" thick in pieces approximately 12" x 48".

There would be a walk-out at the northeast side.

Siding - made by Monogram, clapboard look will a 4" revel.

Mr. Hudziec said that the example board should be left with the staff so details can be listed for someone looking at vinyl in the future.

Corner boards - 6" wide of the same material as the siding

Windows – 35" x 62" rough opening, double hung, 6/6, no storms, vinyl exterior casing 3"x 3/4" flat, caps 3 1/2" crown top

Door - 6 panel composition wood door, 36" x 80", 12" wide lights & double panel pilasters on each side, broken pediment on top

Exterior lighting – one on each side of the front door and one over the garage

Color - sterling grey clapboards, door & trim some other color

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Roof - pitch 9/12, architectural shingles in a distressed wood color, venting with vinyl perforated soffits, rake boards & fascia 5½" aluminum
Gutters - 5" aluminum with downspouts following the corner boards
Chimney – faux chimney placed centered on the roof line, wood frame with brick veneer
Spark arrester - black
Front entry steps - made of granite one 6'x 4' and top 6' x 2'
Electric meter - in alcove between house and garage
Propane tank - behind house
Utility pole - at end of driveway
Land grade to match septic
Driveway - about 200' long 16' wide crushed gravel base w/ asphalt
Walkway - 4' wide, crushed granite
Stones removed from the road stone wall will be used to rebuild the wall.

Mr. Hudziec asked if the driveway was going back to the left.

Mr. Elliot said that was the logging road. His driveway is straight.

Mr. Hudziec asked how close to the final appearance the pictures submitted were.

Mr. Elliot said that was it.

George Roberts said that the new design was an improvement. Before the HDC accepts vinyl siding they should consider that there could be 6 more new houses made with vinyl in the space toward the Meeting House. [There are 5 vacant lots now.] He asked if the HDC would put vinyl in the Corners district. I think no because you would change the character of the district. Vinyl will change the Meeting House district forever. He wanted to know how a decision would be made, with what measure. There are non-conforming buildings in the district, but they were built before the district was created. He wanted to know what the economic difference was, and what would be used to deny someone in the future. All other houses in the district are built with wood, except the Hooker house. There is maintenance cost, but there is for every house. He has complied with every regulation. When the Commission allows vinyl, the statement is made that no one has to comply with the regulations anymore. The major difference in this plan is the vinyl. The HDC is supposed to care about what even new buildings look like. He was not sure about egress windows.

Ms. Hooker spoke as public input and as someone who owns the vinyl house in the district. She said that the economic difference for her house between wood & vinyl was equivalent to two chemo treatment.

Mr. Hudziec asked how many lots in the Corner district were empty?

Staff stated she thought 2-4. [there are 7].

Mr. Hudziec said his reason for asking was that the Meeting House district is 90% unbuilt. He had heard that the only reason some lots were included was the owners wanted to keep out utility lines. [There are 52 lots in MH district. 15 have no houses, of those only 8 can be built on. Of the 8 George Roberts owns 4].

Mr. Roberts said the MH district was started before he owned any properties. Mr. Hayes was the one who started it because he wanted to make sure Smith Meeting

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House was not diminished. They wanted to preserve what they had, and wanted new buildings to be built like it would have been in the period. He did not understand how someone could buy 100 acres, and then claim it is a hardship to build with wood.

Mr. Hudziec was afraid people would sue if they can't do vinyl.

Mr. Roberts felt that someone had to stand up about vinyl. He said a 3rd party was needed to state the difference. If the HDC allows vinyl houses to be built it will destroy the equity in the houses that exist.

Mr. Elliott said his cost to build would be about the same. There would be maintenance costs, and 5 grades of wood would be an additional expense. Then the cost to paint. He was planning to recouping his cost of buying all the land by using vinyl, which is cheaper than wood. He would restore the stone wall removed by the timber cut. He claimed that the State Historic preservation office said that it is popular in historic districts to use materials other than the original. He did not know who in the office told him that.

Mr. Buttrick was concerned about the size of the windows.

Mr. Elliott said they were a balance for safety. Otherwise he would have 4 different sizes of windows.

Staff showed pictures of windows on buildings built in the district time period.

Mr. Buttrick was concerned about windows on the garage.

Mr. Elliott said all the windows were the same size. Casement windows are more expensive.

Mr. Grasberger agreed with George, that the HDC should look at the financial difference between wood & vinyl. He didn't know how many houses would be built, but it is an historic district. He lives in the Corner historic district, and he put in a shale dust driveway that has worked out very well. He didn't think the driveway should be asphalt. Asphalt doesn't go with historic districts. He was not worried about the windows.

Mr. Buttrick said he was not a wood guy. Paint vs vinyl. His vinyl looks like the day it was put in 30 years ago. If the siding looks nice it is not a problem. Windows look too big. He likes the chimney in the middle.

Ms. Hooker stated the cost per vinyl made a difference when she built 4 years ago. She felt that using a material molded from wood was acceptable. The design looks better from 2 weeks ago.

Mr. Hudziec said it was a nice-looking house. He applauded the applicant for reconsidering the chimney placement. It makes a nice difference. Most of the concerns were addressed. He was still concerned about vinyl. If an exception is made it must have a certain quality and the appearance of wood. If the kind of paint the forefathers used was still available, wood siding would be fine. Paint now in New England doesn't last more than 5 years. Wood siding is an economic burden for a middle-class family, with lots of maintenance. He was concerned about the windows, and the regulations say driveways need to be crushed stone. He knows the problems of a gravel driveway. He would like to continue the application with a comparison of vinyl vs wood. He asked if the windows could be adjusted at least the width. The driveway needs more discussion.

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Staff showed pictures of period buildings and requested the HDC make specific details with the building & the driveway.

Mr. Hudziec said two items were needed, comparison size of windows and vinyl vs wood including for windows.

Mr. Grasberger said it may be an expense, but it is in the historic district.

Mr. Hudziec didn't consider the 2 districts comparable.

Ms. Hooker mentioned that the Division of Historic Resources asked how can one appreciate an old home if a new one is built to look just like it. Make it echo and compliment the district.

MOTION

Mr. Buttrick moved to approve the following pieces of Case #3-2020, Darrel & Rachel Elliott, owner/applicant: The general look & placement of the structure as presented in the pictures presented this day for the file, with the exception of the windows, exterior finishes, and driveway to be determined at future meeting.

Ms. Hooker seconded the motion.

Vote:

Allison Hooker - yes.

Matt Grasberg- yes

Ernie Hudziec- yes

Roy Buttrick - yes

Motion passed.

Review of dormer construction 11 High St.

Drawings from the contractor were presented along with the original HDC approved drawing.

Mr. Hudziec stated that on the approval the windows were 8/8. The new drawing has the windows at 11' high x 6', that seems too big.

MOTION

Ms. Hooker moved that the new drawing does not seem in the spirit of the original approval. Please have the applicant make a presentation at the next meeting.

Mr. Buttrick seconded.

Voting:

Matt Grasberg- yes

Ernie Hudziec- yes

Roy Buttrick - yes

Allison Hooker – yes

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Motion passed.

Review of vents for 9 Currier Hill Road, m/l # 127/038

Ms. Hooker moved to approve the exterior vents as presented if they are painted white like the siding.

Mr. Buttrick seconded.

Voting:

Matt Grasberg- yes

Ernie Hudziec- yes

Roy Buttrick - yes

Allison Hooker – yes

Motion passed.

Approval of Minutes – July 23, 2020.

It was agreed to handle approval of the minutes at the next meeting.

Other Business

Mr. Roberts said, as an abutter he had rights, and he wanted provide the cost comparison of vinyl to wood for the square footage of the application. He would like to have it 3 days before the next meeting so he could have it verified.

Adjournment at 8:51PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator