

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, FEBRUARY 25, 2021 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Evan Collins (Selectmen's Rep), Allison Hooker, & Robert Uminata-alternate

Absent: Roy Buttrick, Matt Grasberger

Also present: Annette Andreozzi (Land Use Admin.)

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 may be conducted without a quorum of this body physically present in the same location.

In accordance with the Emergency Order, this is to confirm that we are:

- a) Utilizing the Zoom 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) We previously gave notice to the public of how to access the meeting using Zoom, with instructions provided on the Town of Gilmanton's website at: www.gilmantonnh.org.
- c) If there are problems with access; please call 603-267-0000 ext. 116
- d) In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

At this time, I welcome members of the public in the room & 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.

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Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether you are in this room or you are remote & 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 – absent
Matt Grasberger – absent
Evan Collins – present in room
Robert Uminata – present in room

Mr. Hudziec appointed Mr. Uminata as a voting member for the evening.

NEW BUSINESS

Public Hearing - revisions to HDC Regulations

Staff mentioned an email from Perry Onion. All member present were given a copy.

Darrell Elliott had notes related to his experience with the HDC and appraiser information. Staff will email notes to Commission members.

George Roberts said he lives in the Meeting House district, and was a member of HDC. He said the HDC has to know what it is trying to do. He stated that he represents other people, who ask him to comment for them as well. The authority granting permits should do so from the regulations. The small things make a difference. The remedy for enforcement is in the BOS's building inspector. The value of property is in being able to do whatever you want, so being in a district does not increase property value unless there is a harmony & compliance with the regulations in the district. The Meeting House district was created to preserve what was old and to make sure anything newly built would look like the old. He didn't feel a sentence about changing regulations is appropriate, because the needs are for the historic district, not individual persons. Problem with making changes is the essence of the district is changed. The Corners district was created to encourage people to take care of the buildings. Meeting House was to keep ruralism. The essence of the Meeting House district is being chipped away. Do not delete "reproduction of a period building" that is what the historic district is supposed to be. Reproduce what was built in Gilmanton not in other areas at the time. All dimensions of new buildings should be available 30 days before a public hearing. The regulations should not allow material that shows a grain; materials of the time did not show the grain. Cornerboards should be a minimum of 6" wide, and skirts

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8". The idea seems to be if a person can't see whatever is constructed or replaced, that it does not matter, but who knows what will be seen in the future. He couldn't understand why a period building would be allowed to change its windows. He said that on the second story there are generally 5 windows to present symmetry. Window pane size makes all the difference in appearance. Generally, there would be no storm doors, and certainly not one made of wood planks. Roof drip edges should be the same color as the shingles. Metal roofing should not be permitted. Limiting a foundation to 1' may make it difficult for code steps. Plastic fences will not help the harmony of the districts. There is no record that there were any windmills in Gilmanton before 1840, so they should not be allowed. If you are preserving the historic district, not just the houses, there is no understandable reason to allow solar panels. They destroy the architectural integrity of the building. The integrity of the historic districts should be protected, especially if the town vote passes allowance of solar panels. Consideration should be taken when allowing something not normally permitted, that is hidden behind trees or brush-what about being seen when the trees are cut down. There is no size or height limit on solar panels. They can be seen from other elevations in the district, and possibly reflecting toward them. The extreme height should not be more than 6' high with a length of 8'. A plan of the plantings that will surround and hide should be required as a submittal. There is a list of fast-growing plants that grow in this climate that should be planted tight. He referenced the TV antenna that were on every house. The HDC needs to have the BOS penalize people that break the law.

MOTION

Ms. Hooker moved to close the public hearing on HDC regulations.

Seconded by Mr. Collins.

Evan Collins-yes

Ernie Hudziec-yes

Robert Uminata -yes

Allison Hooker -yes

Motion passed unanimously.

APPROVAL OF MINUTES – January 28, 2021

Ms. Hooker moved to approve the minutes of January 28, 2021, as presented.

Mr. Collins seconded.

Ernie Hudziec-yes

Evan Collins-yes

Allison Hooker-yes

Robert Uminata -yes

Motion passed unanimously.

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OTHER BUSINESS

Consideration of Elliott certificate conditions m/l #415/051

Mr. Hudziec said the building permit application showed a small change to the size of the windows.

The consensus of the HDC members was that the change was acceptable.

Mr. Elliott said the egress windows, which are even larger than the other windows, will be in the back of the house. The color approved by the HDC was grey with matching trim. He would like to change the color to the one labeled colonial white on the vinyl siding chart.

Staff explained that there was no white color on the approved color chart because at first there was no way to make an opaque white paint, and later it was too expensive. It wasn't until the 1892 Chicago Exposition painted all their buildings white that it became popular, and everyone who could afford to painted their house white.

The consensus of the HDC members was that the change to the all-white house color was acceptable.

Mr. Elliott said that due to Covid, construction was talking longer and he wondered if he could renewal his approval now for another year.

The HDC consensus was that he should come in closer to the time the approval expires.

Adjournment at 9 PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator