

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, JANUARY 28, 2021 – 7 PM**

**MINUTES**

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

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

Chair Hudziec opened the meeting at 7:02 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](http://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 - remote  
Roy Buttrick – present in room  
Matt Grasberger – present in room  
Evan Collins – present in room

**GENERAL PUBLIC COMMENTS**

none

**NEW BUSINESS**

**Public Hearing - Case # 1-2021, Chris Keith, owner/applicant:** Requesting approval for after-the-fact building of 12' x 26' barn addition. Property is located at 541 Meeting House Rd. in the Meeting House Historic District; Map/Lot# 414/061.

Mr. Hudziec stated the applicant was not present.

By consensus the Commission agreed that the applicant did not need to be present. George Roberts said the applicant is not present, and did not make an application before building. He wanted to know why the applicant built without making an application.

Mr. Grasberger explained that the application stated horses had arrived on the property earlier than expected, so Mr. Keith needed to have a place to shelter them.

Mr. Roberts said it was not the first time the law was broken. Mr. Keith set up 2 large columns at his driveway without making an application.

Mr. Grasberger asked what he thought the HDC should do.

Mr. Roberts stated that there should be a fine.

Staff stated that the building inspector can fine applicants that build before getting a permit.

Mr. Hudziec said that over all the applicant has come before the Commission to get approvals.

Mr. Roberts recommend that the HDC get approval from the BOS to fine for building without approval of the HDC.

Mr. Hudziec said that if the HDC approves the application, they can request enforcement of the fine for building without a permit.

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Mr. Roberts said he was sick & tired of people breaking the law.

Mr. Buttrick suggested that the HDC make the applicant pay for a building permit & fine.

**MOTION**

**Mr. Buttrick moved to close the public hearing of Case # 1-2021, Chris Keith, owner/applicant.**

Seconded by Mr. Grasberger.

Evan Collins-yes

Matt Grasberger-yes

Ernie Hudziec-yes

Roy Buttrick-yes

Allison Hooker -yes

**Motion passed unanimously.**

**MOTION**

**Mr. Hudziec moved to reluctantly approve Case # 1-2021, Chris Keith, owner/applicant for after-the-fact building of 12' x 26' barn addition with prejudice due to the fact that HDC permission or a building permit was not applied for before the structure was built. The addition is to look as is viewed in the pictures in the application, because it will match the look of the previously approved barn, when the wood has aged naturally. And it is recommended that the building inspector fine the applicant for building without a permit. Property is located at 541 Meeting House Rd. in the Meeting House Historic District; Map/Lot# 414/061.**

Seconded by Mr. Grasberger.

Evan Collins-yes

Matt Grasberger-yes

Ernie Hudziec-yes

Roy Buttrick-yes

Allison Hooker-yes

**Motion passed unanimously.**

Mr. Hudziec requested that Mr. Keith please give him a phone call.

APPROVAL OF MINUTES – December 3, 2020.

**Mr. Buttrick moved to approve the minutes of December 3, 2020 as presented.**

Mr. Grasberger seconded.

Roll call:

Matt Grasberg-yes

Ernie Hudziec-yes

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Evan Collins-yes  
Roy Buttrick-yes  
Allison Hooker-yes  
**Motion passed.**

OTHER BUSINESS

Code enforcement letter to 526 Province Rd. M/L#127/010

Staff informed the Commission that the code enforcement office felt that the owner should not be sent a letter until the HDC approval period expired in May.

Discussion on revisions to HDC Regulations

There was no discussion.

**MOTION**

**Mr. Buttrick moved to set a public hearing on February 25, 2021 at 7PM for review of changes to the HDC regulations.**

Mr. Grasberger seconded.

Evan Collins-yes  
Matt Grasberger-yes  
Ernie Hudziec-yes  
Roy Buttrick-yes  
Allison Hooker- yes  
**Motion passed unanimously.**

Mr. Hudziec asked that every owner in the districts be sent a letter informing them of the public hearing.

Robert Umanita was introduced. He wanted to know what was needed to be an alternate on the HDC.

There was a general discussion, and Mr. Umanita expressed an interest in being appointed as an alternate.

The consensus of the HDC was to recommend to BOS to appoint Mr. Umanita as an alternate.

Adjournment at 7:45 PM.

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator