

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, JUNE 24, 2021 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Evan Collins (Selectmen's Rep), Roy Buttrick, Michele Dougherty (alternate)

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

**Absent:** Matt Grasberger, Allison Hooker, Robert Uminata (alternate)

Chair Hudziec opened the meeting at 7: 00 PM with introductions. He sat Michele Dougherty as a voting member.

**General Public comments**

There were none

**New Business**

**Public Hearing - Case # 2-2021, Vincenzo Sisti, applicant/ Bill Donahue, owner:** Requesting approval for roof mounted solar panels on the house. Property is located at 452 NH Rt. 140 in the Corners Historic District; Map/Lot# 128/014.

Mr. Sisti showed a sample panel. He said the panels wouldn't be seen from the road.

Mr. Hudziec asked if the panels would be seen over the peak of the house.

Mr. Sisti said no, and in the million to one chance that one is, the panels will be black framed and will not stick out. They have an anti-glare film.

Ms. Dougherty said her opinion was that if they can't be seen from the road, she was ok.

**MOTION**

**Mr. Buttrick moved to close the public hearing.**

Seconded by Mr. Collins.

**Motion passed unanimously.**

Mr. Buttrick said it was nice to see people that reside in the districts at the meeting. He felt that if the panels can't be seen from the road and no one speaks up, it is ok.

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Mr. Hudziec ask that Mr. Sisti inform the construction crew to be very aware that they are working in an historic district.

**MOTION**

**Mr. Buttrick moved to approve Case # 2-2021, Vincenzo Sisti, applicant/ Bill Donahue, owner: Requesting approval for roof mounted solar panels on the back side of the owner's house. Property is located at 452 NH Rt. 140 in the Corners Historic District; Map/Lot# 128/014.**

Mr. Collins seconded.

**Motion passed unanimously.**

**Informal discussion** m/l #419/025, Meeting House Road, Bill Fisher, owner re location & design of house

Mr. Fisher said he wants to build a rustic log cabin up a long driveway. He loves the area, and knows the property is in an historic district. He didn't think anyone would see what he builds so it shouldn't matter what it looks like. He brought pictures of 4 house that he thought were in the district and close to his property, but he had no addresses. He might want to build something like them. [Staff determined after the meeting that only one of the houses was in the district, and that one could not be seen from the road.]

Mr. Hudziec stated that the regulations were just revised to account for new construction, which is more so in the Meeting House district. The regs don't talk about log homes in the districts because log homes were from an earlier time period.

Mr. Fisher said he didn't want an actual log home. He wanted something shaped like a log home with a farmer's porch.

Mr. Hudziec asked if he had read the regulations.

Mr. Fisher said yes.

Mr. Hudziec said the style of Mr. Fisher's design isn't necessarily what fits in the district as far as exterior views. The floorplan is not a concern of the HDC.

Mr. Collins asked if he thought he would want to build within the regulations.

Mr. Fisher said he wanted a farmer's porch.

Mr. Collins said people have to be held as close to the regulations as possible.

Mr. Fisher asked if it made any difference if the building wasn't visible from the road.

Mr. Hudziec told him that he might not want to clear cut the property, but the next owner might so that has to be taken under consideration.

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Mr. Buttrick informed Mr. Fisher that another person that wanted to build in the district was at meetings 4 or 5 times before approval was given.

Ms. Dougherty stated the HDC needs more specific information.

Mr. Fisher asked if he could build something like the pictures, but one story not of logs.

Mr. Hudziec asked if he could put the porch on the back side. The house needs to be a cape style.

Mr. Buttrick said size and placement of windows & doors are important.

Staff indicated the details are what make the building fit with the historic neighborhood.

Ms. Dougherty said it should be made to look as historic as possible. The design presented is not historic at all and shouldn't be on the table to be built in the historic district.

Mr. Buttrick said homes are supposed to be at least in the character of the district.

**Amendment** to HDC Regulations re approval to locate generators

Mr. Hudziec stated that the revised regulations have a section for fuel tanks.

**It was the consensus of the commission that generators were meant to be included in that section, so they would be added as a scribner's error.**

**Other business**

Mr. Elliot, who has approval to build in the Meetinghouse District, said his one-year time frame ends in August. Everything will not be completed.

Mr. Hudziec asked if a 6-month extension should be considered.

Mr. Buttrick said materials are not available now, and so expensive.

**MOTION**

**Mr. Collins moved to extend approval time for case# 3-2020 at 566 Meetinghouse Road, m/l #415/051 to expire on January 31, 2022.**

Seconded by Mr. Buttrick.

**Motion unanimously approved.**

Signs in the historic districts

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Mr. Hudziec said if they are not approved have the Selectmen direct that the signs be removed.

Mr. Buttrick said the planning board is working on a sign ordinance

**Approval of Minutes -** April 22, 2021, meeting

**Motion by Mr. Hudziec to accept minutes of the April 22, 2021 meeting as presented.**

Seconded by Mr. Buttrick.

**Motion passed unanimously.**

**Other Business**

Willard property complaints

Mr. Hudziec said the commission has relied too much on hand drawn sketches. What's being done on the property is not conducive to the district. There have been numerous complaints to the activities on the lot, including the garage, open storing of a boat, mechanical, and farm equipment. The garage windows were not where they were supposed to be. The HDC shall be emailed all the paperwork & permits relating to the property, and the issue and concerns will be addressed at the next meeting.

Adjournment at 8:17 PM

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator