

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, JANUARY 31, 2019 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Mike Wilson (Selectmen's Rep), Matt Grasberger, Roy Buttrick

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

**Absent:** Allison Hooker

Chair Hudziec opened the meeting at 7:00 PM with introductions.

**General Public comments**

George Roberts said he attended the planning board meeting. He asked if any information had been received from 35 Stone Road. He felt the HDC should take a position to not recommend the petition warrant article. The names on the petition do not live in the district except for Mellett at 35 Stone Road. Members of the district did not know about the petition. When a bite is taken out of the district it effects the whole of everyone else's property. The original property owners had a lot of land. The District was created because owners thought there was value to themselves and the town to maintain the area. Without having any information presented the worst case is that the owners plan a contributing house to be torn down. Every property owner signed to be in the district, and accepted that there may be restrictions to what they could do. The actually built date of the 35 Stone Road house is not as important as the style of the house. At one time that location had foundations for 3 mills that had been there. And the historic map shows that the house was there in 1860 for sure. He thinks the house was built 1800-1820 and is of historic value. If the property is taken out of the district there is a threat that the house will be demolished. There are only 6 houses left of period style in the district. Originally Stone Road contained a cluster of houses built & lived in by the first Gilmans.

**New Business - Discussion related to 35 Stone Road in the Meeting House district.**

Mr. Hudziec said the property owners had been sent a letter requesting that they come to the HDC meeting to discuss why they wanted their property to be removed from the Meeting House Historic District. They were not in attendance. The Planning Board did not recommend approval of the petition article. The Planning Board found it negative that the owners didn't come before the Planning Board or the HDC. If someone comes before the boards then abutters are notified. No abutters were notified about this petitioned warrant. He felt the HDC should also take position.

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Mr. Wilson said the owners bought the property knowing it was in an historic district. They should not then petition to be removed from the district. He would not recommend supporting the petition.

Mr. Grasberger talked with some people from the Meeting House district that were against the Commission, which had nothing to do with the historic district.

Mr. Buttrick said the property owners did not have the consideration to meet with the Planning Board or the Historic District Commission. He would not recommend approval of the petition because there is a lack of information.

**Motion:**

**Mr. Hudziec moved that the HDC not recommend approval of the petition warrant article that would remove 35 Stone Road from the Meeting House Historic District for following reasons:**

- **The removal would create a negative impact on the historical significance of the Meeting House District;**
- **There was a lack of contact by the property owner to the HDC as to any concerns in regard to regulations;**
- **Though notification of abutters is not required, those abutters should have a public hearing in order to gather information in which to decide to support or not support this petition warrant article;**
- **It would not be in harmony with the spirit of the historic district concept and the community;**
- **The historical residence is significant to the development of the Meeting House portion of Gilmanton and is a contributing structure to the Meeting House Historic District and the region;**
- **Removing the property would cause a disruption in the district.**

**The information above should be placed into the town report and made into a flyer for distribution.**

Mr. Buttrick seconded the motion.

**Motion passed unanimously.**

Mr. Hudziec commented that if someone wants to change the district, they could go to the planning board and that board would notify abutters & have a public hearing. This is supposed to be a community.

**Other Business - Commission term limits**

Information was received from legal at NHMA stating that the HDC itself cannot set term limits for Commission members. There would need to be a warrant on the town ballot. Staff research could not find such a warrant article.

**Approval of Minutes - November 29, 2018**

APPROVED

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Motion by Mr. Buttrick to accept the minutes as presented.  
Seconded by Mr. Hudziec.  
Motion passed unanimously.

Mr. Grasberger moved to adjourn. Second by Mr. Buttrick  
All in favor.

Adjourned at 7:50 PM

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator