

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, JANUARY 23, 2020 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Roy Buttrick, Allison Hooker

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

**Absent:** Marshall Bishop (Selectmen's Rep), Matt Grasberger

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

**General Public comments**

none

**New Business**

**Shannon Robinson & Kevin Beland, owner/applicant:** Request an informal hearing about possible renovations to SFD. Property is located at 549 Province Road in the Corners Historic District; Map/Lot# 128/018.

Ms. Robinson said the back of her house has a sunroom. She wants to replace the windows for insulation. The replacements would not be wood on the exterior. When looking from the road the sunroom is on the left side. She showed a picture. They plan to do the replacements this summer, but they want to order the windows soon. Mr. Buttrick asked if they would be replacing them in the same place.

Mr. Beland said yes.

Mr. Hudziec stated that the philosophy of the HDC has been to approve anything not in public view. His feeling was this was not in public view. He said they needed to make an application to the HDC, and it would probably be approved.

Ms. Robinson said that not in the near future, they would like to put up solar panels. She wanted to know if they would be approved if they weren't in the public view.

Mr. Beland said it makes sense to use solar panels.

Mr. Hudziec said he has an array on his property. He thought it would be no problem if it was on the back side of the house.

Ms. Hooker said it would have to be completely out of view.

Mr. Beland asked about not being at the meeting when the decision was made about the windows.

Mr. Hudziec said they need not attend, but should include photos in the application.

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**Discussion 526 Province Road storm windows:** Map/Lot# 127/010

Mrs. Willard asked if the HDC could deny them a certificate of occupancy.

Mr. Hudziec said the code officer has to abide by the code, and the HDC regulations & decisions.

Mr. Willard wanted to know who reported him.

Mr. Hudziec said that he drove by the Willard property, and observed that the storm windows stand out. He felt they should be painted the color of the house.

Mr. Buttrick said the little building on the property has white framed windows.

Mr. Willard commenced to slander the land use administrator. Then said his daughter was told he could have white vinyl storm windows at a meeting 2 years ago.

Mr. Hudziec said that information, outside of that recorded by a noticed meeting of the HDC, is not to be considered as being applicable to the historic district.

Mr. Buttrick said the storms that were added to the barn conversion look weird because they don't fit in the window. They cover the whole frame.

Mr. Willard had quite a few questions for Mr. Buttrick about septic systems, because he said he knew Mr. Buttrick was a contractor.

Mrs. Willard said she wants permission to have a minisplit on the Route 104 side of the house. And to build a structure to store equipment & horses.

Mr. Hudziec said any structures would need to be wood, and would need an application to the HDC with a sketch and location.

Mrs. Willard said she wants a back porch, which she didn't think would be seen.

Mr. Hudziec said that would need an application to the HDC with a sketch and location.

Mrs. Willard said they would put up an electric or cable fence this summer.

There was discussion about the materials and design of the fence. Mr. Buttrick said one of the materials they discussed comes in a variety of colors.

Ms. Hooker said she would need more information before she could consider this fence. There are HDC regulations regarding fences.

Mr. Hudziec said an application would need to be submitted with a brochure detailing the materials, the location, and a picture of how the fence would look.

**MOTION**

**Ms. Hooker moved that the HDC approved the current storm windows on the NH Route 140 side of the house as they are the same color as the window sash.**

**Gutters can be added to the NH Route 140 side of the house matching the color of the siding. A mini-split system may be added if the compressor is placed so that its look is mitigated, and any exterior parts are the same color as the building.**

Mr. Buttrick seconded.

**Vote was unanimous.**

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**Approval of Minutes** - October 24, 2019

**Motion by Mr. Buttrick to accept minutes as submitted.** Seconded by Ms. Hooker.

**Motion passed unanimously.**

**Other Business.**

Solar arrays will be discussed at the next meeting.

**Mr. Buttrick moved to adjourn.** Seconded by Ms. Hooker.  
**All in favor.**

Adjourn at

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator