

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, MARCH 28, 2019 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Marshall Bishop (Selectmen's Rep), Matt Grasberger, Roy Buttrick, Allison Hooker

Also present: Annette Andreozzi (Land Use Admin.)

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

General Public comments

Sara Baldwin wanted to update the HDC on Gilmanton's Own moving to the Brick House. They are aware that there are some signage restrictions, including taking in sandwich boards at night. She said they would set up a tent sometimes & put their banners over the fence when they were open.

Mr. Hudziec said there has been a problem with the Brick House not taking their flags down. It will be confusing about which business is open.

Ms. Baldwin said they were partnering with Anne, the owner. They might have classes 3 days a week in the summer.

Mr. Hudziec stated that Gilmanton's Own should relate the hours & days open to him and be on the agenda for the next meeting, but with no objection from the HDC, Gilmanton's Own could start next week.

New Business

Public Hearing - Case # Public Hearing - Case #1-2019, Pensco Trust, owner/ Annabelle Henry-Dean, applicant: Requesting to replace 2nd floor windows with vinyl clad. Property located at 518 Province Rd., in the Corners Historic District; Tax Map/Lot # 127/37.

Ms. Dean wants to replace 6 aluminum frame windows in the second floor. They have been broken. There are four in front, and 2 on the side. Also, do minor repair work where there were gutters.

MOTION

Mr. Grasberger moved to close the public hearing. Seconded by Mr. Buttrick.
Motion passed unanimously.

Mr. Buttrick wanted Ms. Dean to paint the hot air blower on the roof black as it was supposed to have been done.

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Mr. Hudziec verified the windows only would be replaced with vinyl clad, not the window frames.

MOTION

Ms. Hooker moved to approve Case #1-2019, Pensco Trust, owner/ Annabelle Henry-Dean, applicant: Requesting to replace 2nd floor windows with vinyl clad. Property located at 518 Province Rd., in the Corners Historic District; Tax Map/Lot # 127/37. With the condition that the wood frames remaining intact.

Mr. Bishop seconded the motion.

Motion passed unanimously.

Public Hearing - Case #2-2019, Jeannette Stockwell, owner/applicant:

Requesting to remove 2 sheds on property and replace with 1 new shed.

Property is located at 507 Meeting House Rd., in the Meeting House Historic District; Tax/Map Lot# 414/58.

Ms. Stockwell asked to have JR speak for her.

JR said, as noted in the application site plan, they would like to remove 2 old sheds and replace them with one. The new shed would have shiplap siding, and be 2x4 construction. Located, as on the site plan, at street side for ease of the owner. It would be painted a brown color, have 3 windows, and have the look of the barn.

George Roberts stated that he was in favor of the application.

MOTION

Mr. Bishop moved to close the public hearing. Seconded by Mr. Grasberger.

Motion passed unanimously.

MOTION

Mr. Buttrick moved to approve Case #2-2019, Jeannette Stockwell, owner/applicant: Requesting to remove 2 sheds on the property and replace with one new shed as written in the application. Property is located at 507 Meeting House Rd., in the Meeting House Historic District; Tax/Map Lot# 414/58.

Mr. Bishop seconded.

Motion passed unanimously.

Approval of Minutes - January 31, 2019.

Motion by Mr. Buttrick to accept minutes of January 31, 2019 meeting as amended.
Seconded by Mr. Grasberger.

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Motion passed unanimously.

Other Business.

Mr. Bishop asked how many people had to vote for a petition article to pass.

Discussion related to 35 Stone Road in the Meeting House district.

Mr. Hudziec said he did have a call from Mr. Mellet who was apologetic about the petition.

Mr. Hudziec said some people like to batter around half truths to get what they want.

There is no notice to abutters, when a petition amendment is put on the ballot.

Staff related to the members that they might have a case to block the petition based on it being spot zoning. The HDC could request the BOS ignore the petition and let the petitioners take the town to court for verification.

Mr. Hudziec said the BOS should talk to the state representatives to change the RSA so that abutters are notified.

Ms. Hooker said that on Facebook there are statements that there is no need for a Historic District Commission, and a lot of negatives with no facts. She felt the Commission is very fair.

Mr. Hudziec stated that some people have been holding a grudge for years. They don't want any facts.

Mr. Roberts gave a history of developing the historic districts bill in the state legislature, which started as a development tool for Strawberry Bank. The original bill said historic districts couldn't be changed. The next bill said there had to be a 3/5 vote for a property to get out of a historic district. Legislation should be put in to return to the 3/5 vote. Everyone in a historic district knows that they are in a historic district, and that there are rules.

Mr. Hudziec said that there is no process to notify anyone of a petition.

Mr. Roberts said the Mellets own one of oldest buildings. That building should be protected for the people in the district that are doing the right thing.

Mr. Buttrick felt it was not fair for someone to have a petition that would change their district.

Mr. Hudziec said the RSA for petition articles in zoning/planning should be removed.

Adjournment at 8:10 PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator