

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, MAY 23, 2019 – 7 PM**

MINUTES

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

Also present: Annette Andreozzi (Land Use Admin.)

Chair Hudziec opened the meeting at 7: 03PM with introductions.

Election of Chair

Mr. Bishop moved to elect Mr. Hudziec chair. Seconded by Mr. Grasberger. Motion was unanimous.

Mr. Grasberger moved to elect Ms. Hooker vice chair. Mr. Bishop seconded. Motion was unanimous.

General Public comments

There were none.

Public Hearing - Case #3-2019, Robert Richardson, owner/applicant:

Requesting to asphalt driveways. Property is located at 372 Meeting House Rd., in the Meeting House Historic District; Map/Lot# 414/39.

Mr. Richardson said he wanted to pave his driveways. He is getting older and moving gravel back after long winters is difficult. With an asphalt drive he would have better property maintenance and enhanced grounds.

Mr. Grasberger stated that the Richardson property did not have a period house.

Mr. Richardson said he did a survey, and 50% of the driveways in Meeting House are asphalt. No one has textured or pea stone in their driveway.

MOTION

**Mr. Grasberger moved to close Public Hearing - Case #3-2019, Robert Richardson, owner/applicant. Seconded by Mr. Bishop
Motion was approved unanimously.**

Ms. Hooker said that the last driveway that came before the HDC was textured asphalt, but it was more visible, and in the Corners.

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MOTION

Ms. Hooker moved to approve Case #3-2019, Robert Richardson, owner/applicant: Requesting to asphalt driveways. Property is located at 372 Meeting House Rd., in the Meeting House Historic District; Map/Lot# 414/39.

Mr. Bishop seconded.

Motion was approved unanimously.

Public Hearing - Case #4-2019, Hron Brothers Construction, applicant/ Achorn & Gelotte, owners: Requesting to build a single family home. Property is located at 20 Greeley Farm Rd., in the Corners Historic District; Map/Lot# 128/13.

Mr. Hron said the colonial style home would have graduated wood clapboard siding, be covered bridge color, have an asphalt roof, and brick veneer chimney, with granite steps. There would be a light on the front.

Mr. Hudziec asked if the driveway would be asphalt.

Ms. Gelotte said no.

Mr. Hudziec asked about the 6 over 1 windows in the drawing in the application.

Mr. Hron said the windows would be 6/6 with black trim in historic dimensions.

Mr. Hudziec asked if the house trim would be historic dimensions, and the steps granite.

Mr. Grasberger said the before when they were before the HDC a metal roof on the back of the house had been presented.

Mr. Hron said that he increased the roof pitch to be able to put the same material on the whole roof. There will be a permalock foundation to mimic granite, with a bulkhead. The window mullins would be internal.

Mr. Hudziec asked about using wooden windows.

Mr. Hron showed a sample of what they will use, saying it has the durability of modern windows with historic proportions. The trim and corner boards would be the same color as the body of the building.

MOTION

Mr. Grasberger moved to close Public Hearing - Case #4-2019, Hron Brothers Construction, applicant/ Achorn & Gelotte, owners.

Seconded by Mr. Buttrick.

Motion was approved unanimously.

Mr. Hudziec stated that he had no concern with the windows that were presented, since this was new construction.

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Motion

Ms. Hooker moved to approve Case #4-2019, Hron Brothers Construction, applicant/ Achorn & Gelotte, owners: Requesting to build a single family home as per the drawings submitted. Property is located at 20 Greeley Farm Rd., in the Corners Historic District; Map/Lot# 128/13.

Conditions

1. The chimney will be as drawn in the application, off center of the ridgeline. This deviation from the regulations is not to be taken as a policy change to the HDC regulations, and is based on the fact that this is new non-period construction.
2. The purposed vinyl windows are to be considered an exception, based on that this is new construction. Not to be taken as a change to policy. Windows will be 6/6 with interior mullions.
3. Any details not discussed in the proposal, or covered in the regulations, must come back before the HDC.

Seconded by Mr. Grasberger.

Motion was approved unanimously.

Discussion Signs & lights in the Corners Historical District.

There was a discussion about the Gilmanton's Own signs

MOTION

Mr. Grasberger moved to approve signs at 525 Province Road, Map/Lot # 127/8, aka Four Corners Brick House with the following conditions, because this property is located in the Corners Historic District in Gilmanton and is a business property located on the corner with an entrance not visible from two of the corners, an additional number of signs are being permitted over the number allowed in the regulations. This approval covers & lists all signs on the property regardless of what business or event takes place, and no other signs are permitted.

Conditions:

1. All signs that are bigger than 3 square feet must get a variance from the ZBA, because the HDC cannot override the Zoning Ordinance.
2. There may be no more than 2 flags of any kind on the property.
3. All open flags must come down when the building is not open for business.
4. There may be only one sandwich board type sign, which will be removed when building is not opened for business.
5. One flexible sign/banner for Gilmanton's Own may hang on the fence only when Gilmanton's Own is open.

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6. **The colored “Gilmanton’s Own Market” wood framed vinyl sign, pictured in the file, may hang on the building in addition to the wooden “Brick House” sign on the building.**
7. **The wooden “Brick House” sign hanging from the post near the property Corner may remain, but may not get any larger.**

Motion seconded by Mr. Bishop.

Motion was approved unanimously.

There was discussion on the pub sign for Map/Lot # 127/49, 506 Province Road.

MOTION

Mr. Grasberger moved to amend the certificate of approval for Map/Lot # 127/49 to deviate from the HDC regulations, allowing a sign with taupe background and raised gold letters.

Seconded by Mr. Bishop.

Motion was approved unanimously.

Approval of Minutes - March 28, 2019

Motion by Mr. Buttrick to accept minutes as written. Seconded by Mr. Bishop.

Motion passed unanimously.

Other Business.

Mr. Bishop stated the HDC and the historic districts exist for a reason.

There was a discussion of rules for changing zoning and historic districts.

Mr. Hudziec said he would like a joint meeting of planning, zoning, HDC, and BOS to discuss how to make the RSA for changing districts more strict, or at least require notification of abutters. He would like to see the 4 chairs or representatives from each Board meet to see what they might want to do or not.

Mr. Bishop said he would bring it up to BOS.

Ms. Andrezzi will relay the request to planning & ZBA. Goal is to meet in mid-June.

Mr. Hudziec said there needs to be a process for petitioners. The whole town needs to become aware of the results.

APPROVED

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Ms. Andreozzi indicated that a property could be removed from a zone without the property owner ever knowing of the warrant article.

Ms. Hooker moved to adjourn. Second by Mr. Bishop.
All in favor.

Adjournment at 8:20 PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator