

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, MAY 28, 2020 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Mike Wilson (Selectmen's Rep), Matt Grasberger, Allison Hooker

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Roy Buttrick

Chair Hudziec opened the meeting at 7: 03PM.

Welcome to the Gilmanton Historic District Commission. I am Ernie Hudziec. As Chair of the Commission, due to the COVID-19 crisis and in accordance with RSA 91-A:2, III (b), Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Commission is authorized to meet electronically. I find that this meeting is imperative to the continued operation of town government, and vital to public safety & confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

Please note that there is no physical location to observe and listen contemporaneously to the meeting. However, in accordance with the Emergency Order, this is to confirm that we are:

- a) Providing public access to the meeting by telephone, with additional access possibilities by electronic platforms;

We are utilizing the FreeConferenceCall platform for this electronic meeting. All members of the board have the ability to communicate contemporaneously during this meeting, and the public has access to contemporaneously listen and, if necessary, participate in this meeting.

- b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using FreeConferenceCall.com, with instructions provided on the Town of Gilmanton's website at: www.gilmantonnh.org.

- c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem, please call 603-267-0000 or email at: zba@gilmantonnh.org

- d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

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At this time, I welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner the rules of conduct & decorum apply. Any person found to be disrupting the meeting will be removed if they continue after being asked to cease the disruption.

Any person wishing to speak shall address me, the chair, to get permission. Please identify yourself clearly before speaking.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether you are present in this room or remote and if there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

Ernie Hudziec – present in room

Allison Hooker - remote no one in room

Roy Buttrick - absent

Matt Grasberger - present in room

Mike Wilson - present in room

Continued Business

Public Hearing - Case #1-2020, Robinson & Beland, owner/applicant:

Requesting to replace windows in sunroom. Property is located at 549 Province Road in the Corners Historic District; Map/Lot# 128/018.

Mr. Hudziec stated that this application was for replacement of windows in the sun porch. That because the applicant had done a conceptual plan presentation, and nothing had changed, they did not need to be present.

Via remote George Roberts asked about the color of the screen replacements.

Mr. Hudziec said white, and they would not be very visible from the road.

MOTION

Mr. Grasberger moved to close the public hearing, Case #1-2020, Robinson & Beland, owner/applicant.

Seconded by Mr. Hudziec.

Voting:

Allison Hooker-yes

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Matt Grasberger-yes
Mike Wilson-yes
Ernie Hudziec-yes

Motion passed unanimously.

MOTION

Mr. Grasberger moved to approve Case #1-2020, Robinson & Beland, owner/applicant as submitted. To replace windows in sunroom. Property is located at 549 Province Road in the Corners Historic District; Map/Lot# 128/018

Mr. Wilson seconded the motion.

Voting:

Allison Hooker-yes
Matt Grasberger-yes
Mike Wilson-yes
Ernie Hudziec-yes

Motion passed unanimously.

Public Hearing - Case #2-2020, Israel & Candace Willard,

owner/applicant: Requesting a porch addition to existing barn on back & side, new detached garage, new 3-side pole barn, to replace sugar shack roof with metal, and new location of LP tanks. Property is located at 526 Province Road in the Corners Historic District; Map/Lot# 127/010.

The Willards were on remote.

Mr. Hudziec asked if they had anything to say in addition to their application.

Mrs. Willard said HDC doesn't have purview of the wetlands.

Mr. Wilson asked about what the HDC did have purview over.

Staff indicated that the HDC has the purview over the look, location, & placement of all buildings, and some things visual on the property, but it cannot give permission to build in the setbacks.

Mr. Wilson asked if the Willards had a wetland study of their property.

Willards said no.

Mr. Wilson said the town's map of wetlands was accurate on his property. He did a wetlands survey to verify.

Mr. Hudziec said he didn't want to hold up the Willards because of jurisdiction on wetlands.

Mr. Wilson & Mr. Hudziec discussed the process of approvals by various boards & departments.

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Mr. Hudziec said he would conditionally approve the application, but the Willards will have to get a building permit. He said their plans for the buildings were suitable. Mr. Wilson said the HDC needs to approve how the structures look. He didn't have issue with the location.

George Roberts was concerned about the final appearance. The sugar shack is made of rough boards. The same materials should be used on the addition.

Willards said they would use clapboards that match those on the buildings.

George said he was glad to see that there would be no windows in the doors of the garage. He couldn't tell what colors would be used, but white trim is being shown.

Contrasting trim is incorrect for the district time period. When one is painting new construction a different color from the old construction, makes the new construction stand out.

Willards said the trim would be brown & the buildings will be brown.

MOTION

Mr. Grasberger moved to close the public hearing Case #2-2020, Israel & Candace Willard, owner/applicant.

Seconded by Mr. Wilson.

Allison Hooker-yes

Matt Grasberger-yes

Mike Wilson-yes

Ernie Hudziec-yes

Motion passed unanimously.

Mr. Hudziec stated that he had no issues with what was presented. He did ask about the location of the propane tanks. He asked the Willards if they had an objection to placing a wood fence, or shrubs to hide the tanks.

Willards said no objection.

MOTION

Mr. Hudziec moved to approve Case #2-2020, Israel & Candace Willard, owner/applicant: Requesting a porch addition to existing barn on back & side, new detached garage, new 3-side pole barn, to replace sugar shack roof with metal, and new location of LP tanks. Property is located at 526 Province Road in the Corners Historic District; Map/Lot# 127/010.

Conditions:

- 1. The trim on the porch on the back & side shall match the color of the building.**
- 2. The free-standing garage shall be painted brown, body & trim.**
- 3. The addition to the sugar shack shall be done with the same materials as the original, and roofed with asphalt.**

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- 4. The propane tanks will be located on the opposite side of Route 140, and shall be blocked from view by a wood fence or shrubs.**
- 5. The location of buildings is not being decided by the HDC.**
- 6. The applicant shall get a building permit, and approval from all appropriate Boards, if needed.**

Mr. Wilson seconded the motion.

Vote:

Allison Hooker -was no longer electronically connected.

Matt Grasberg-yes

Mike Wilson-yes

Ernie Hudziec-yes

Motion passed.

Approval of Minutes - January 23, 2020.

Mr. Hudziec moved that the staff would email the minutes to the people that were present at meeting for approved.

Mr. Grasberger seconded.

Voting:

Matt Grasberg-yes

Mike Wilson-yes

Ernie Hudziec-yes

Other Business

Mr. Hudziec said the code enforcement officer sent a letter mentioning the historic district. He wanted a copy of anything mentioning the historic district, because people contact him and he is on the block.

Concept from Gilman Gunn 477 Province Road, M/L #127/054

Mr. Hudziec thanked Mr. Gunn for submitting the concept of what he intended to do in his yard, and said he had no issues with anything.

MOTION

Mr. Hudziec moved that Gilman Gunn, 477 Province Road, M/L #127/054 need not file an application to the HDC to plant a hedge row, widen his driveway, or install his patios because as described in submitted paper work everything met the

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standards established by the HDC regulations. The submittal was for informational purposes only. The HDC had no objections.
Seconded by Mr. Grasberger.

Voting:
Matt Grasberg-yes
Mike Wilson-yes
Ernie Hudziec-yes

Concept review for Elliott Home to be built on
Meeting House Road M/L # 415/051.

Mr. Hudziec said he appreciated the work done to get the concept to the HDC. He had no issue with a walk out on the back of house. He was concerned about vinyl clapboards & windows.

Mr. Elliott said the building would not be seen as it was 300' from the road behind a wooded area.

Mr. Hudziec said if the next owner cuts the woods the house would be exposed. He asked if Mr. Elliot would consider using wood on the street side of the house.

Mr. Elliot said he would consider that.

Mr. Wilson said he had no issue with vinyl.

Mr. Grasberger said that it should be wood for at least the front, to be consistent with other buildings and decisions of the Commission. He asked about the window panes.

Mr. Elliot said they would be 6/6 windows.

Mr. Hudziec asked him to investigate wood.

Mr. Grasberger confirmed that the roof would be architectural asphalt

Staff suggest that when Mr. Elliot came back for a public hearing that he brings samples of any vinyl being proposed for use.

Mr. Elliot asked about color.

He was told there was an approved color chart.

Adjournment at 8:15

Respectfully submitted,
Annette Andreozzi
Land Use Administrator