

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, OCTOBER 22, 2020 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Matt Grasberger, Evan Collins (Selectmen's Rep)

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

**Absent:** Roy Buttrick, Allison Hooker

Chair Hudziec opened the meeting at 7:05 PM.

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](http://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 603-267-6700 or email at: [zba@gilmantonnh.org](mailto: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 - absent

Roy Buttrick - absent

Matt Grasberger – present in room

Evan Collins – present in room

**GENERAL PUBLIC COMMENTS**

George Roberts, Meeting House Road, talked about the HDC requiring compliance with the historic district regulations. He mentioned that a number of people contact him relating to what is going on in the historic districts. He can't understand why people buy property in the districts then want to make changes that are not appropriate. There is a lot of junk on the property across from the Academy Building. The HDC should ask the planning board to make an ordinance that there be no parking in the setbacks. He said people think the town officers don't care, but these people do care.

Mr. Hudziec asked George to take his request to BOS.

**OLD BUSINESS**

**Public Hearing - Case # 5-2020, Vicki Boxer, owner/applicant:** Requesting to build an addition & garage. Property is located at 11 High Street in the Corners Historic District; Map/Lot# 126/001.

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**MOTION**

**Mr. Grasberger moved to continue Public Hearing - Case # 5-2020, Vicki Boxer, owner/applicant until December 3, 2020 at 7PM.**

Seconded by Mr. Collins

Evan Collins-yes

Matt Grasberger-yes

Ernie Hudziec-yes

**Motion passed unanimously.**

**NEW BUSINESS**

**Public Hearing - Case # 6-2020, Albert & Carla Langley, owner/applicant:**

Requesting to build a shed. Property is located at 533 Meeting House Road in the Meeting House Historic District; Map/Lot# 414/060.

Mr. Langley said the new shed will be the same type as the other one that came before the HDC. Same color roofing and materials. This one will sit lengthwise with 6' doors that open up. The public view of the shed will be from the street through the driveway opening.

Mr. Roberts disagreed with the HDC's approved of the first shed. He said the HDC is going down the road of no return. A cupola has no purpose on a tractor shed. If the cupola doesn't have a reason it shouldn't be there. The HDC should look at all sides of the building because things change; land is subdivided. Looking from other properties should be considered. Consideration should be taken to create less visual impact with new buildings and materials. A cupola would not have been put on a 1970's era building, which the house is, and it is not in the period of the district, c.1800. Windows should be 6/6 to blend better. The regulations state the trim should be the color of the body of the building. A harmony of look with all one color is less intrusive. The building is for utility not decoration.

Mr. Grasberger asked what Mr. Langley thought about making the windows 6/6 and the trim & body one color.

Mr. Langley thought that would make the shed more of an eye sore standing with the other building.

Mr. Hudziec asked if he could check with the builder to see if he could get 6/6 windows.

Mr. Hudziec said he had no objection if windows were 6/6.

All members agreed with him.

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**MOTION**

**Mr. Hudziec moved to approve Case # 6-2020, Albert & Carla Langley, owner/applicant: Requesting to build a shed. Property is located at 533 Meeting House Road in the Meeting House Historic District; Map/Lot# 414/060 with the provision the 6/6 windows are checked for availability, if not feasible the windows will match the existing shed and 4/4 would be approved.**

Seconded by Mr. Grasberger.

Matt Grasberger-yes

Ernie Hudziec-yes

Mr. Collins-yes

**Motion passed unanimously.**

Mr. Langley asked about the color.

He was told that if the color was on the color chart it was ok.

**Approval of Minutes** – September 24, 2020.

Mr. Grasberger moved to approve the minutes of September 24, 2020 as presented.

Mr. Hudziec seconded.

Roll call:

Matt Grasberg-yes

Ernie Hudziec-yes

Evan Collins-yes

Motion passed.

**OTHER BUSINESS –**

Discussion on revisions to HDC Regulations relating to new construction

Mr. Hudziec asked George if he would provide guidelines for the building of new homes in the historic districts. The guidelines should not be lengthy.

George said the look of the architectural was based on the philosophy of the builders.

The first buildings in Gilmanton were small & simple. Afterwards style may have been added. The eye doesn't see just one thing, it sees the whole, unless it is so overwhelming like the pediment allowed on the new building. Proportions are important. There were 9 houses right around Smith Meeting House. Details that should be included are cornerboards, facias, & skirt boards should have to be a minimum size. Gilmanton is unique. He stated that across the road from him a person is building without a permit. He doesn't see any code compliance happening. Most of the books don't say a size of trim. They say simplicity.

There was a short discussion about the new Town Offices sign that will be put in front of the Academy Building.

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Mr. Hudziec said he will make changes on the HDC regulations formatted by staff. All members should submit their ideas for Mr. Hudziec to incorporate. He said that if an applicant wanted to use new material, they should be held to the fire for the rules that are going to be enacted, and the materials will have to look like what they are supposed to do.

There was some discussion about if foam backed vinyl siding looked better.

Adjournment at 8:02 PM.

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator