

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 26, 2019 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Marshall Bishop (Selectmen's Rep), Allison Hooker
Also present: Annette Andreozzi (Land Use Admin.)
Absent: Matt Grasberger, Roy Buttrick

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

General Public comments
none

New Business

Public Hearing - Case #5-2019, Vicki Boxer, owner/applicant: Requesting to add an approximately 30' x 75' addition to the house. Property is located at 11 High St. in the Corners Historic District; Map/Lot# 126/1.

Claire Wilkens & Ms. Boxer showed pictures and drawings, pointing out what Ms. Boxer wanted to do with the addition. Ms. Boxer said it will be a single-family dwelling with an auxiliary dwelling unit. The ADU size is just under the square foot max size for an ADU in Gilmanton.

Ms. Wilkens pointed out that the year before the HDC gave permission for the shed that was built.

Ms. Boxer said there would be a total of 5 bedrooms.

Mr. Hudziec asked if any exterior trim was to be vinyl.

Ms. Boxer said the main house is remaining the same. She would like to do the exterior of the garage part of the addition in shingles or something different.

Mr. Hudziec said the exterior surfaces and windows need to be of wood.

Ms. Boxer said yes; they would match the existing house. The chimney faces the back of the house.

Mr. Hudziec indicated that the portions of house away from public view weren't too concerning to the Commission. The HDC needs to know if garage planned will be board and batten or shingle. If it will be vinyl a sample will need to be brought to the HDC for approval.

Ms. Hooker said when the applicant comes back with the garage exterior sample, she would like to see more detail of details.

Ms. Boxer said the roofing will match the current house.

MOTION

Ms. Hooker moved to close the public hearing of Case #5-2019.

Seconded by Mr. Bishop.

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 26, 2019 – 7 PM**

Mr. Hudziec thanked Ms. Boxer for coming before the commission with plans. He said that when the decision is made for the exterior surface of the garage, she should bring in a sample.

Motion passed unanimously.

MOTION

Ms. Hooker moved to approve Case #5-2019, Vicki Boxer, owner/applicant as submitted. A future decision will be made on materials for the garage when a sample is provided. The approval period of this case will be extended to a total of two years. The approval period of the previously approved dormer on the existing house will expire at the same time as Case #5-2019.

Mr. Bishop seconded the motion.

Motion passed unanimously.

Public Hearing - Case #6-2019, Charles Townsend, owner/applicant:

Requesting removal vinyl siding from house front, replacement of front 2 windows, replace 6' x 16' back porch with 12' x 16' addition. Property is located at 449 NH 140 in in the Corners Historic District; Map/Lot# 127/6.

Mr. Townsend said the lower part of his house has vinyl siding. He would like to replace it with cedar siding like the rest of the house.

Mr. Hudziec asked about the replaced windows' grills.

Mr. Townsend said the windows will have interior grills that are removable, and they will look like the rest of the house.

Mr. Hudziec stated that normally the HDC doesn't like vinyl windows, but the house is far enough from the road that no one can tell.

Mr. Townsend said he didn't think he needed approval from the HDC for anything on the back side of his house. The addition on back will be where the porch is located.

The porch that is there will be disposed of. The addition will match the existing house.

Ms. Hooker said she didn't have issue on the back side.

Mr. Townsend said the addition would be no bigger the 32' width of the house.

MOTION

Mr. Bishop moved to close the public hearing.

Seconded by Ms. Hooker.

Motion passed unanimously.

MOTION

Mr. Hudziec moved to approve Case #6-2019, Charles Townsend, owner/applicant with conditions: Anderson 400 windows with vinyl exterior and interior grills are approved due to the fact of the distance of the house to

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 26, 2019 – 7 PM**

road, and it will not be obvious from the road, the same window to be used on the rear 20' x 20' addition, which will have wood clapboards.

Mr. Bishop seconded the motion.

Motion passed unanimously.

Approval of Minutes - June 27, 2019.

Motion by Ms. Hooker to accept the minutes as presented.

Seconded by Mr. Bishop.

Motion passed unanimously.

Other Business.

Mr. Hudziec stated that there was a building permit to install 2 propane tanks at 526 Province Road. He didn't feel it was necessary to file an HDC application, but he was confused as to the location of the tanks.

Ginger Rossetti (not the owner) said she was told to be at the meeting, but she had no information.

Mr. Hudziec asked where the tanks were to be put. Ms. Rossetti made a mark on his sketch.

MOTION

Mr. Hudziec moved to approved 2 new propane tanks, located at the corner of the rear of the home, out of sight of NH Routes 140 and 107.

Seconded by Ms. Hooker.

Motion passed unanimously.

Mr. Hudziec stated that he appreciated Ms. Rossetti coming in.

Staff wanted to make sure the Commission knew that Ms. Rossetti was not the property owner. What was the procedure if someone else comes in to have tanks installed.

Mr. Hudziec asked what the HDC thought.

Mr. Bishop said the chair could authorize locations of propane tanks.

Ms. Hooker moved to adjourn. Seconded by Mr. Bishop.

All in favor.

Adjourn at 7:40 PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator