

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 24, 2020 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Roy Buttrick, Allison Hooker, Matt Grasberger

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Evan Collins (Selectmen's Rep)

Chair Hudziec opened the meeting at 7:04 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.

- 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

- 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 - present in room

Roy Buttrick - present in room

Matt Grasberger – present in room

Evan Collins - absent

GENERAL PUBLIC COMMENTS

There was no public in attendance.

NEW BUSINESS

Public Hearing - Case # 4-2020, Sally Carpenter, owner/applicant:

Requesting to put a new asphalt roof on house w/ current shake roof. Property is located at 481 NH Rte. 140 in the Corners Historic District; Map/Lot# 413/001.

Ms. Carpenter phoned the office to say she was withdrawing her case, because she is going to re-roof with the same style shingles that are presently on her house.

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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Mr. Grasberger said Ms. Boxer was ill and would not be attending.
There was discussion on what to do related to this public hearing.

MOTION

Mr. Grasberger moved to continue Public Hearing - Case # 5-2020, Vicki Boxer, owner/applicant until October 22, 2020 at 7PM.

Seconded by Mr. Buttrick.

Allison Hooker-yes

Matt Grasberger-yes

Ernie Hudziec-yes

Roy Buttrick-yes

Motion passed unanimously.

Mr. Hudziec said Ms. Boxer could proceed with anything that was included in her last approved application.

Approval of Minutes – August 27, 2020.

Mr. Grasberger moved to approve the minutes of August 27, 2020 as presented.

Mr. Buttrick seconded.

Roll call:

Matt Grasberg-yes

Ernie Hudziec-yes

Roy Buttrick-yes

Allison Hooker-yes

Motion passed.

OTHER BUSINESS - Discussion on revisions to HDC Regulations relating to new construction

Mr. Hudziec commented that the regulations don't say much about new construction. He would like to see under each regulation a section for - period buildings, non-period buildings, & new construction. He would like staff to redraft the regulations into that format for the next meeting. He thought the HDC needs to put some sort of wording in the regulations under style. The styles represented seem to be - colonial, cape, & federal.

Mr. Buttrick said that new construction should fit the character of the district like Perry Onion did with his house.

Ms. Hooker said cape colonial is the building style in the Meeting House district.

Mr. Grasberger said there should be a checklist for each category.

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Mr. Hudziec said there should be a statement about materials involved in new construction. The regulations need to stipulate what is wanted. For vinyl it should be a wood grain appearance, thicker than average. Windows should have mullions on the outside if they aren't integrated into the window.

Staff said the Commission talks about not being concerned with a change that cannot be seen from the road. She felt there should be some wording in the regulations clarifying that.

Mr. Hudziec said the wording should be not in public view. The HDC philosophy might be that new construction needs to be all wood on the front side.

Mr. Grasberger & Mr. Buttrick said all the sides need to have the same materials.

Mr. Buttrick liked that in the last application the vinyl trim had to come up to the same standard as the vinyl siding. Vinyl should not be a lesser grade than the one shown for that application. He also felt buildings should have a skirt board. He said they are made & it is not that hard to do.

Mr. Hudziec asked the staff to round up common dimensions for trim on houses of the period, & window sizes. Chimneys were either centered or there was one on each end.

Ms. Hooker read through regulations of many NH historic district commissions on line. She said very few districts are rural. They are mostly in the center of towns. Their regulations talk about having small cohesive districts. The two Gilmanton districts are so different. It is a huge hurdle to have one set of regulations for both districts. Bristol has some nice wording related to new construction.

The Commission does not suggest that new construction reproduce that which is found in the original historic structures within the districts, but rather that new construction not detract from the character of the place that they collectively create. New construction should reflect the era of its birth, as the older structures do theirs, while maintaining a sensitivity to the scale, proportioning, and materials of these "respected elders."

Mr. Hudziec felt the HDC had to give more guidance to applications in the Meeting House district than the Corners district. He wanted the commission to address solar. He read that in Newton the look of solar panels needs to be solid looking like roofing from edge to edge. The only districts regulations that he found that cover new construction are in urban settings.

Adjournment at 8:00 PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator