

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, AUGUST 4, 2015 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Don Guarino (Selectmen's Rep), Allen Everett, Matt Grasberger, Betty Ann Abbott

Also present: Annette Andreozzi (Land Use Admin.), Roy Buttrick

Absent: none

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

General Public Comments

George Roberts asked for a copy of the proposed regulations. Mr. Hudziec stated that the HDC hadn't decided on any proposed regulations as of yet.

Approval of July 7, 2015 minutes

Motion by Mr. Grasberger to accept minutes as amended. Seconded by Mr. Everett. **Motion passed unanimously.** Mr. Guarino and Ms. Abbott abstained as they were not present.

Old Business

Discussion of Planning Board member on HDC and Selectmen action

Mr. Hudziec asked what Mr. Buttrick's standing was. Mr. Buttrick did not know. Mr. Guarino said the Selectmen have not discussed the issue of their appointing six members to a five member Board. John Funk had called him and said that the reason there was no longer a planning board rep on the HDC was the change in RSA in the 1990's. Mr. Guarino asked the HDC members what they thought.

Mr. Hudziec stated that there was no requirement for a planning board member on the HDC.

Mr. Guarino said the Selectmen have corrected nothing because the planning board chair was strong about having a planning member on the HDC.

Mr. Hudziec said the voters did not reserve a spot for a planning board member on the HDC.

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Discussion on HDC regulation new wording

Mr. Hudziec stated that if the commission approves wording for regulation changes there will be a motion to hold a public hearing. He then asked what was required to hold a public hearing.

He was told that a notice had to be placed in 2 public places and in a newspaper. The wording of the changes needed to be available in the office for the public to read. From that point on no change could be made to the intent of the wording, without a second public hearing, but wording could be eliminated or changed to clarify the intent.

Mr. Hudziec wanted to know if all residents of the HDC could be sent letters letting them know about the public hearing. Mr. Buttrick was concerned that letters would be sent only to HDC residents not to all residents.

There was a discussion on wording changes.

MOTION

Motion by Ms. Abbott second by Mr. Grasberger to set a public hearing for the agreed upon changes to the HDC regulations on September 1, 2015 at 7:01 PM.

New Business

Mr. Buttrick said the HDC can't approve or disapprove septic designs.

The Commission informed him that they did not review septic designs for approval, that the placement of the septic, if it is going to be more than one foot above the existing grade needs to be reviewed by the HDC.

Ms. Abbott stated that if there is only one place that the septic can be placed on the property then the HDC needs to mitigate the look.

MOTION

Mr. Grasberger motioned and Ms. Abbott seconded that wording for a clearer septic section of the regulations should be constructed by staff and included as part of the public hearing on September 1, 2015, relating to proposed HDC regulation changes.

Staff informed the Commission that the code enforcement office had confirmed that Mr. Hueber had made changes to his building without getting a building permit that he would be sent a letter telling him he needs a permit, but by RSA he will not be issued a permit until he gets approval from the HDC.

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Mr. Guarino stated that Mr. Hueber feels he is being harassed. Mr. Hudziec said it was a building issue even if the property was not in the historic district. If Mr. Hueber is willing to come before the HDC to describe his work and materials there can be a rational discussion. In the three years that Mr. Hudziec has been on the commission Mr. Hueber has not appeared, so the Board doesn't know what he wants.

Ms. Abbott moved to adjourn. Second by Mr. Grasberger.
All in favor.

Adjourn at 8:33 PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator

