

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, OCTOBER 6, 2015 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Rachel Hatch (Selectmen's Rep), Allen Everett, Matt Grasberger

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Betty Ann Abbott

Chair Hudziec opened the meeting at 7:00PM and asked if there were any general public comments. There were none.

Public Hearing - Case #6-2015, Cathy & Todd Hooker, owner/applicant:

Request demolition of 1981 mobile home and replacement with a prebuilt vinyl cape style house. Property located at 503 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414/57.

The Hookers brought multiple copies of the HDC project checklist to distribute to the members.

Ms. Hooker stated that the mobile home was old and hard to heat. Her son Todd, who lives in the trailer, looked at a modular, which he could afford. She felt that would be doing what is best for the property's value.

Mr. Hooker said the drawing presented was different from the building they presented to the HDC in May. This one was a ranch floor plan inside a cape design with three bedrooms and 4 baths.

Mr. Hudziec read from the project check list that was presented at the beginning of the meeting.

Mr. Everett asked about the windows.

Ms. Hooker said the windows would be vinyl with fake 6/6 panels, and the front door will be insulated fiberglass with a 6 panel look.

Mr. Hooker said the building and trim would be white with a black door.

Ms. Lemeir stated the bedroom windows were at the front of the house and meet building code.

Mr. Hooker said the size of house will be 28' x 48' with a fake chimney centered on the ridge line; it will not be a real chimney. There will be no dormers and the exterior steps will be granite. There will be no shutters, and architectural asphalt shingles will be on the roof.

Ms. Hatch stated that the project checklist was just received that night, and she didn't feel she had time to review it, and she didn't feel prepared to go forward. Also abutters have not had time to look at the design.

Mr. Everett stated that there was no scale or measurements on the drawing.

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Mr. Grasberger indicated that he would be happy to meet next week after more info was received, but that the drawing appeared to be a vast improvement over what was on the property.

Wayne Gray asked how important measurements were.

Mr. Hudziec stated that distances and size of windows were difficult to conceptualize or envision.

Mr. Everett said that the picture shows no trim boards.

Ms. Hatch stated that the regulations have been amended, and the Commission owns it to the residents to conform to the regulations.

Mr. Hudziec said that he has a problem with the mishmash existing in the Meeting House district.

Ms. Hatch stated they she had a problem with no pictures being submitted with the application.

George Roberts stated that a complete application was not submitted, and there were some differences from conceptual application. There are three configurations for capes. This will be a new building, and the contractors need to read the HDC regulations. It isn't a cape without window sills. There are other details that are not clear. There is no picture of how the plastic vinyl siding will look after applied. The front door entrance doesn't conform to any period design. The size of the chimney is needed as well as drawings of all four sides of the building. In the 1880's windows weren't put next to each other.

Mr. Everett said he lives in a reproduction cape in the historic district and it meets every rule in the regulations. They went through a lot of hoops to do it right. There are a lot of details missing in this application, and a lot of diagrams not present. There needs to be a diagram showing roof line above the windows.

Mr. Grasberger said the applicant needs to get all possible drawings, but even if they have only 95% he won't stand in the way of approving the house.

Ms. Hooker stated that her son and wife are a young couple that can't afford much. They are trying to improve the neighborhood.

Craig Gardner said he supported waiting another week for the Commission to get more information.

Mr. Grasberger said he wanted to see what the building will look like.

MOTION:

Ms. Hatched moved to continue Public Hearing - Case #6-2015, Cathy & Todd Hooker, owner/applicant to October 16, 2015 at 7PM. Seconded by Mr. Grasberger. Vote was unanimous.

Other Business

Comment on easement around Town Pound for subdivision.

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Mr. Hudziec stated that the planning board has requested a statement of the HDC's position on having a 50' easement around the Town Pound. The town owns the walls, but not the land.

Mr. Grasberger didn't see why the developer couldn't have a 50' easement on all three sides.

Mr. Everett said access on three sides is needed to be able to repair the wall.

MOTION:

Mr. Everett moved to recommend that there be some easement around the Town Pound on the three sides not including the road so that the pound & its wall can be maintained, and equipment, if needed for repairs, will have access. Mr.

Grasberger seconded.

Vote was three in favor with one abstention.

Approval of Minutes September 1, 2015.

Motion by Ms. Hatch to accept minutes as submitted. Seconded by Mr. Grasberger.

Motion passed unanimously.

**Mr. Grasberger moved to adjourn. Seconded by Ms. Hatch.
All in favor.**

Adjournment at 8:30 PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator

