

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, OCTOBER 26, 2017 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Betty Ann Abbott, Roy Buttrick

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

**Absent:** Marshall Bishop (Selectmen's Rep), Matt Grasberger

Chair Hudziec opened the meeting at 7:02 PM with introductions.

**General Public comments**

There were no general public comments.

**Public Hearing to amend the HDC regulations relating to signs.**

Mr. Hudziec said this was the second hearing and the HDC had been over the regulation thoroughly.

No one from the public wished to comment.

**Mr. Buttrick moved to close the public hearing.** Seconded by Ms. Abbott.

**Motion passed unanimously.**

The new sign regulation would read:

**SECTION IV. NON-STRUCTURAL FEATURES**

**C. SIGNS**

HDC sign regulations for all historic districts adhere to the Zoning Ordinance sign requirements with the addition of the following:

1. Sign is defined as anything that displays, advertises, or informs regardless of materials used or location. The flag of the United States of America displayed using correct flag protocol is not considered a sign for this regulation.
2. All signs and advertising, including those on the interior that are visible from the exterior and temporary signs and flags, shall be reviewed by the HDC by submitting an application to be approved, before the sign can be displayed, except as noted below.
3. Signs placed on the exterior of the building or on the property shall not exceed nine square feet, shall be made of white painted wood, and be designed and hung in a manner appropriate to the building or

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grounds involved, except as noted below.

4. Signs shall not incorporate or enclose a light, but may be illuminated by an attached or detached shielded light with the approval of the HDC.
5. Signs dating buildings shall be one clapboard wide and no longer than fifteen inches. They shall be painted the same color as the siding. The preferred placement is next to the cornerboard beneath the first line of clapboards above the ground floor windows. If the abbreviation for "circa" is to be used, it should be "c." and not "ca." or "cir.". These may be placed without HDC approval.
6. With the exception of signs dating buildings there shall be a total of only two (2) permanent signs on the property including buildings.
7. *Temporary signs are any sign, flag, banner, etc. that is moved or changed, or posted for a specific event or work (job).*
  - a. There shall be no more than two (2) temporary signs, flags, banners, etc. of any type on a property at any time.
  - b. Temporary signs for businesses shall be removed and out of sight when the business is not open for operation. The following are allowed without HDC review if all conditions are met:
    - i. "Sandwich style" signs *are permitted* on the premises of Planning Board site plan approved businesses according to Zoning Ordinance rules, with the addition that they shall be no bigger than 9 square feet on each side and shall be of wood painted white or white plastic with black lettering.
    - ii. Flags shall be no larger than 3' x 5'.
  - c. A total of one (1) temporary sign, identifying contractors, architects, investors, and others working with the site is permitted without review or application while site work is ongoing, but shall be no more than 9 square feet. More than one shall be reviewed by the HDC.
  - d. Temporary signs for events unrelated to a business may remain in view 24/7 for two weeks before the event, and shall be removed within 24 hours following termination of the event.

**MOTION**

**Mr. Buttrick moved to approve the new - Section IV Non-structural features, C. Signs, to the HDC regulations as presented.**

Seconded by Ms. Abbott

**Motion passed unanimously.**

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**Public Hearing - Case #5-2017, Clifford Stockwell, owner/applicant:**

Requesting to add a metal roof on home. Property located at 507 Meeting House Road in the Meetinghouse Historic District; Tax Map/Lot # 414/58.

Mr. Stockwell said he basically wanted a metal roof because it would take care of itself. He had a heart attack. The metal roof would make his life easier. It would be brown colored to match the shutters.

Mr. Hudziec asked if he had done a cost comparison.

Mr. Stockwell said no, because he has an asphalt roof now. He said that with a 6 pitch roof of metal, snow will come off without help. The metal roof is warranted for 45 years so he will not have to redo the roof again. He said he has noticed lots of metal roofs. There are metal roofs that look like shingles. He will check to see if snow comes off those textured ones as well as the smooth.

Ms. Hooker, an abutter, said, being that Mr. Stockwell's house is perpendicular to the road, and you can't see the roof, she didn't think it would make a difference if it was metal. She said that in winter she can see his house; in summer it looks like a forest between them.

George Roberts, an abutter, stated opposition. He said the applicant was asking to change the sense of the historic district. The regulations say shingles. Mr. Roberts owns a building lot adjacent in addition to the house lot where he resides. No matter how he would construct a house on the building lot, the metal roof would be seen. There are no regulations that force abutters to keep the trees for masking. If the HDC approves it would be the only metal roof in either district. Though the house was built in the 1970's, metal roofs were not being put on houses in that time period. He wanted to know what would happen when the next guy wanted a metal roof. The fact that the metal roof can be seen from his property will affect the value of his property. He stated that he follows the regulations.

Margaret Roberts said that if the HDC allows a metal roof in the historic district the HDC would have to say yes to others making that request.

Ginger Rossetti, who does not live in an historic district, said she liked the idea of a person easing his load, and she liked metal roofs.

Ms. Roberts said decisions shouldn't be based on the age of a person making the request.

Mr. Buttrick said, as a contractor, he has seen metal roofs where snow didn't come off, and caused worst snow damage than before. Putting on a metal roof so snow will come off, isn't reason to approve in the historic district. Fire fighters can't get through metal roofs to fight fires.

Ms. Hooker said the Meeting House district is not cohesive there are non-conforming homes.

**Ms. Abbott moved to close the public hearing. Seconded by Mr. Buttrick.  
Motion passed unanimously.**

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Mr. Buttrick said that everyone in the districts so far had put shingles on their roofs; he didn't see a gain by allowing metal.

Ms. Abbott understood wanting to make improvements to maintain a home, though a metal roof may not do it. She struggled with maintaining the historic district under economic constraints. In the end it would be a break with the regulations, and the metal doesn't even look like shingles.

Mr. Hudziec said his house had ice dams. When he had to re-shingle, he had insulation blown in. Now there are no dams. He had a difficult time with this application because he understands wanting to minimize maintenance.

**Ms. Abbott moved to deny Case #5-2017, Clifford Stockwell, owner/applicant: Request to add a metal roof on property located at 507 Meeting House Road in the Meetinghouse Historic District; Tax Map/Lot # 414/58.**

Mr. Buttrick seconded the motion.

**Motion passed unanimously.**

### **New Business**

#### **Informal discussion re 526 Province Road - Ginger Rossetti**

Ms. Rossetti said her mother has a P&S on 526 Province Road, and wants to do needed repairs before winter. She wants to replace the wood shingles with asphalt.

John Funk, owner, said he had replaced shingles on one side of the building with architectural, greyish green shingles. That part wouldn't need to be replaced.

Mr. Hudziec said that since part of the roof is grey green shingles the new roof could match either side.

Ms. Abbott suggest having staff look at the color of the new shingles, and if they were grey, black, brown, or green give the ok.

Ms. Rossetti said a house will be built inside of the existing barn. She wanted to know if she had to replace the windows with 12 over 12. [The windows on the Route 140 side are 9 over 6. On other sides they are 12 over 8, and 12 over 12]

Mr. Funk said he thought the building was assembled from different barns.

Mr. Hudziec said the new windows have to be wood

Ms. Rossetti said her parents live in Florida that this would not be a year round place for them.

Staff reminded the assembled that an application would be needed before any changes could be made to the property.

There was a discussion about the color of the new windows.

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**Approval of Minutes** - September 28, 2017

**Motion by Ms. Abbott to accept minutes of September 28, 2017, as amended.**

Seconded by Mr. Buttrick.

**Motion passed unanimously.**

Mr. Hudziec would like a copy of approved minutes sent to every HDC member.

**Discussion relating to master plan**

Mr. Hudziec asked if the HDC wanted to say something about the historic districts in the Gilmanton master plan.

Ms. Abbott said there is a lot of value in maintaining the historic districts.

Mr. Hudziec and others will see if they can put something together for the planning board. There are real and aesthetic benefits to the town of the historic districts.

**Other Business**

Mr. Hudziec thought he sent everyone on the HDC the Selectmen's minutes about Mr. Hueber's property in the Meeting House District.

Ms. Abbott read the section of those minutes to the group.

Mr. Hudziec said the BOS decided not to pursue the violations. He asked what the HDC should do if they don't have enforcement authority.

Ms. Abbott thought there was nothing that could be done if the BOS chose not to enforce regulations.

Mr. Roberts said there are 2 Gilmanton buildings on the National Register of Historic Sites. The public has a right to force the BOS to enforce all regulations and laws. It is an insult to those following the law.

Mr. Hudziec said there is a strategy to get their attention. He asked if the HDC would they like to go to the Budget Committee and ask for money for legal fees.

**MOTION**

**Ms. Abbott moved to add an additional \$1000 under legal fees to the HDC budget request for addressing non-enforcement by the Board of Selectmen.**

Mr. Buttrick seconded.

**Motion passed unanimously.**

Ms. Abbott said the town established and agreed to regulations. The HDC is here to uphold those. If the HDC doesn't get support from the Board of Selectmen why wouldn't Mr. Stockwell just put up the metal roof he wants.

APPROVED

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**Ms. Abbott moved to adjourn. Seconded by Mr. Buttrick.  
All in favor.**

Adjourn at 8:30PM.

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator