

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
TUESDAY, NOVEMBER 3, 2015 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Rachel Hatch (Selectmen's Rep), Matt Grasberger, Betty Ann Abbott, Roy Buttrick (alternate)

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

**Absent:** Allen Everett

Chair Hudziec opened the meeting at 7:00PM with introductions.  
Mr. Buttrick was seated as a voting member.

**General Public comments**

Ms. Chase asked if she would be able to comment about parts of the agenda when they come up.

**Public Hearing - Case #7-2015, First Congregational Society of Gilmanton, owner/applicant:** Request reinstalling 2 original windows and the skirtboard on the school building, and removing small opening on east elevation. Property located at 451 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414/45.

Margaret Roberts stated that she was speaking for Mr. Roberts. She indicated that the north elevation of the school building will return to its original look by replacing the existing 3 windows with the original 2 windows. Also putting the skirtboard back on will aid in water runoff.

Ms. Abbott asked what the little window opening being sided over had been.

Ms. Roberts said it was a window to a bathroom that no longer exists.

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

Mr. Grasberger stated that everything seemed to have been submitted.

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**Mr. Buttrick moved to approve Case #7-2015, First Congregational Society of Gilmanton, owner/applicant, requesting reinstalling 2 original windows on the north elevation and the skirtboard on the school building, and removing the small opening on the east elevation. Property located at 451 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414/45.**

Mr. Grasberger seconded the motion.  
**Motion passed unanimously.**

**Review of plans for Corner Store**

Henry Vigeant stated that he lives in town and he and his wife decided to take on the Corner store to sell takeout food. The color he was painting had been verified with the administrator, and siding was special ordered to replace where it is was missing. The whole building will be painted soon. There were 3 windows on the side of the garage that have been covered with plywood. He wants to put back windows for energy conservation and to keep out moisture.

Mr. Hudziec asked if he had ultimate plans for the building.

Mr. Vigeant said the upstairs was going to be an office for his use and the use of his children. Downstairs he would be selling no groceries, just gas and good cooked food to take home. He has removed much trash from inside the building. He is putting in a tile floor where people will be waiting for their food order. He wishes to donate the Gilmanton store sign and replace it with a new named sign that is the same size and in the same location. He would like to place a sensor light in the back for safety, and an older style lamp post with a sign.

Mr. Hudziec told him to put all the items on an application for the next HDC meeting.

Ms. Chase said that around the Corners building trim is traditionally painted the same color as the body with only the door being a different color.

Mr. Hudziec stated that Mr. Vigeant can paint his trim a different color than the body because the regulations allow it.

Ms. Chase said she felt that a sign needed to be reviewed with an application.

Mr. Hudziec told Mr. Vigeant to check with the Administrator about the sign, and if it needs to be included on the application.

Mr. Buttrick said he had to check with Planning about lights.

Will Dean, co-owner, had questions about handrails and lighting a walkway.

Mr. Vigeant would like to put steps in place of the inclined portion of the walkway to the apartment.

Mr. Hudziec expressed his appreciate to the new owners for coming to the Commission.

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**Approval of Minutes** October 16, 2015.

**Motion by Ms. Abbott to accept minutes as amended.** Seconded by Mr. Grasberger.

**Motion passed unanimously.**

**Discussion of definition of trim**

Mr. Hudziec asked if the HDC wanted to change the paragraph in the regulations about trim. He didn't want a complicated list of trim pieces listing which could be a contrasting color.

Mr. Buttrick said he didn't think corner boards should be a contrasting color.

Ms. Abbott thought the regulations should say no contrasting trim.

Mr. Hudziec said there will need to be a public hearing to change the regulations, so in the upcoming year a discussion on regulations will be put on the agenda about trim and any other sections that need to be looked at. The regulations should be looked at every year.

Ms. Abbott said the section on windows needs to be reviewed.

**Other Business.**

Mr. Hudziec said the planning board asked if the HDC had historic related comments on the Joyce subdivision. There are no historic buildings on the property. There were no comments.

Mr. Hudziec handed out a sheet showing the budget to date. He thought the HDC should ask for half again the amount of the additional money that has been spent.

Ms. Abbott asked how many admin hours of work were logged.

Ms. Hatch stated that the Board of Selectmen recently hired someone else to assist the Budget Committee and Trustees of the Trust Fund, which the Land Use Administrator was doing, so she should have some more hours available.

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Mr. Hudziec asked if Chairs of other Boards get a report of hours worked on a monthly basis. He was told no. He asked to receive a report on how many hours have been worked to date.

Ms. Hatch stated that if the HDC needs more staff hours they need to bring that up with the Selectmen along with the need for more money to pay staff.

Mr. Hudziec said that even if the HDC does not have applications every month they need to review the regulations every year.

Mr. Grasberger stated that the HDC should ask for the \$4200, which has already been spent so far this year.

The consensus was to ask for \$4200.

The commission would like a report on the number of applications and fees that have been received.

The Board asked that the Selectmen raise the abutters' fee to \$10 each to cover the postage rate and some of the time for mailing notices.

**Ms. Abbott moved to adjourn.** Seconded by Mr. Grasberger.

Adjournment at 8:15 PM.

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator