

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
TUESDAY, DECEMBER 1, 2015 – 7 PM**

**MINUTES**

**Present:** Chair Ernie Hudziec, Allen Everett, Matt Grasberger, Betty Ann Abbott,

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

**Absent:** Rachel Hatch (Selectmen's Rep), Roy Buttrick (alternate)

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

**General Public comments**

Craig Gardner said he heard at the Selectmen's meeting that they are doing mass emails and the HDC should do that also. He hoped that hours and funds would be added to the budget for an increase for the HDC administrator because the Selectmen seem to have tabled that at their meeting.

Mr. Hudziec will ask if the HDC can have access to the email blast.

**Public Hearing - Case #8-2015, Phillip Eisenmann, owner/applicant:**

Request to hang 2 period barn doors in front of existing overhead doors.

Property located at 413 NH Rte. 140 in the Corners Historic District;

Tax Map/Lot # 127/36.

Mr. Eisenmann said his barn is not period. It was built by the former owner. It has white overhead doors. He found 1830's doors from a carriage house which he wants to put over his existing doors which are visible on the side of the driveway. Each of the old doors are 8'4" wide which will cover the openings. The doors have old hardware but he did not know the age of the hardware. The white door surface will be facing out.

Mr. Hudziec asked what the primary use of the barn was.

Mr. Eisenmann said it was his wood working shop.

John Funk asked if the doors would be rolling or hinged.

Mr. Eisenmann said they were on rolling track. If the doors opened out he would need to shovel snow to get them open.

In reference to the glass windows in the doors Mr. Hudziec said the barn cannot be called a garage because it isn't used for cars. The windows in the new doors are ok since the doors came from a period structure.

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Mr. Everett said the HDC regulations state that certain doors may not be placed facing the public road. These doors are facing the side yard.

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

**Ms. Abbott moved to approve Case # 8-2015, Phillip Eisenmann, owner/applicant request to hang 2 period barn doors in front of existing overhead doors. Property located at 413 NH Rte. 140 in the Corners Historic District; Tax Map/Lot # 127/36.**

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

**Public Hearing - Case #9-2015, Henry Vigeant applicant:** Request replacing 4 windows, change exterior gravel ramp to step, paint gas pump barriers, & install exterior lighting. Property located at 518 Province Rd. in the Corners Historic District; Tax Map/Lot #127/37.

Mr. Vigeant stated that in the front of his building a window opening has metal bars. He wants to change it and the garage side window openings to match the remaining windows. The gas pump barriers were black and people were hitting them because they can't be seen at night, so he has painted them the building trim color, Plymouth beige. The existing sign is being duplicated with a new name, and will be put in the same spot. He wants to have a light coming down on each side of the sign so it isn't so dark. On the back side of building he wants to use landscape timbers to make steps instead of a ramp so it isn't slick, and put light sensor lamps overhead. He can't finish painting until spring because of safety related to the power lines. He would mount the goose neck lamps for the pump area right above the roof line.

Ms. Abbott said she preferred the beige color on the barriers rather than a yellow.

Mr. Vigeant said he installed siding tiles to match what was on the building over a former window opening that had been covered with plywood. He will paint it to match the building. There will be four 6" steps instead of ramp at the rear. The new sign on the Route 140 side will be the same design, size, and pole as what was there, but it will have the new store name.

Becky Ronstadt asked about the hours of lighting, brightness, and aim. She commented on the light fixtures, parking, business, and how it would be run.

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Mr. Vigeant said that there was a sensor light on the corner that is not working at present. There will be gooseneck lamps, one on each side of the sign. He will tackle lighting around the gas pumps in spring.

John Funk asked if the windows on the garage will they be consistent with the house.

Mr. Vigeant said they will be the same as the house, which is six over one.

Mr. Everett suggested that he check with the State over what is required, when he changes the light over the pumps.

Ms. Chase confirmed that the little former window which needs siding to cover is going to be done.

Mrs. Ronstadt asked about traffic and things that are not in the HDC purview.

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

Mr. Grasberger commented that the application was well explained.

**Ms. Abbott moved to approve Case #9-2015, Henry Vigeant applicant, request to replace 4 windows, change exterior gravel ramp to steps, paint gas pump barriers, & install exterior lighting as described in application except barriers will be Plymouth beige. Property located at 518 Province Rd. in the Corners Historic District; Tax Map/Lot #127/37.**

Mr. Everett seconded the motion.

**Motion passed unanimously.**

**Approval of minutes** November 3, 2015

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

**Motion passed unanimously.**

**Other Business**

Ms. Abbott got info from the town administrator that morning that \$3954 had been spent in HDC administration hours this year to date. She said that averages to 4.5 hours a week for minutes, meetings, and working with people that come in or over the phone.

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Mr. Hudziec said he would go to the budget committee meeting when the committee hears about the HDC.

Mr. Hudziec said he would like the January HDC meeting to be on the twelfth. Parts of the regulations to be reviewed are: Section II-F windows, II-I color on trim, and Section III-C septic. He said he would do some research and draft wording.

Ms. Abbott said the need to review windows is related to requests for replacement windows due to costs.

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

Adjournment at 8:15 PM.

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator