

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MARCH 3, 2015 – 7 p.m.**

MINUTES

Present: Chair Deborah Chase, Ernie Hudziec, Allen Everett, Matt Grasberger

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Brett Currier (Selectmen's Rep)

Chair Chase opened the meeting at 7:06 PM with introductions.

Continued Public Hearing - Case #5-2014 Robert & Rebecca Ronstadt,
owner/applicant: Request changing the use to retail and installing
previously approved gravel parking area for 11 cars. Property located at
506 Province Road in the Corners Historic District; Tax Map/Lot # 127/49.

MOTION: Mr. Everett moved to continue the public hearing till further notice.
Mr. Hudziec seconded. **Vote was unanimous.**

Discussion with Warren Veysey, owner, related to front door at property
located at 500 Province Road in the Corner Historic District; Town Tax
Map/Lot # 127/50.

Ms. Chase said that after 6 months' time the HDC likes to connect with
applicants to find out what they have completed.

Mr. Veysey said the roof was on and 3 of the 5 dormers were completed. He
would do the shakes on the barn section this year. He has not yet done the
chimney. The north porch roof will be up this year. The pavers and building
connector will be done this summer.

Ms. Chase asked about his intentions with the front door. She stated that it was
pretty, but the regulations say it must be a solid door.

Mr. Veysey said repairing the door was his original intention. The four houses
around him all have non-compliant doors with windows.

Ms. Chase stated that the new door has to be a solid door because it isn't a
repair. The HDC has to abide by the regulations that have been adopted.

Mr. Everett stated that on the original application he had a front door like the
one in the back and the HDC said that was unacceptable.

Mr. Veysey said he hadn't discussed the front door before because he hadn't
planned to change the door.

Ms. Chase said that if any other house puts in a new door they will have to have a solid door.

Mr. Veysey stated that the house next to him has a door with windows that was put in after the regulations were in. He asked if he would hang his solid green door would that meet the regulations.

Mr. Hudziec asked if it was his intention to have a solid door over the present door.

Mr. Veysey said that the new door isn't the same size.

Mr. Hudziec said he thought the regulations would be met if the green door was put on.

Ms. Chase agreed, and asked that Mr. Veysey let the HDC know when everything was done.

Approval of Minutes February 17, 2015, & January 6, 2015

Motion by Mr. Grasberger to accept January 6, 2015, minutes as amended.

Seconded by Mr. Hudziec. **Motion passed unanimously.**

Motion by Mr. Everett to accept February 17, 2015, minutes as amended.

Seconded by Mr. Grasberger. **Motion passed unanimously.**

Other Business.

Discussion of an addition to the HDC procedures suggested by Mr. Hudziec, who said that people should know what is expected and what will be done.

Motion:

Mr. Hudziec moved to include into the HDC procedures as #19:

"A violation has occurred when the HDC regulations have not been followed with or without a proper application. When the Gilmanton HDC determines that a violation has occurred of the Historical District regulations, a letter will be sent to the violator requiring a meeting with the HDC. If the violator does not respond within 30 days then a second certified (signature required) will be sent to the violator. If there is no response within 15 days or if there is no resolution of the violation, the appropriate documentation [original application, code enforcement, communication to & from applicant, letter to selectmen requesting enforcement] will be forwarded to the Board of Selectmen and the Zoning Board of Adjustment for their action.

Ms. Andreozzi suggested to not include the ZBA as they do not have the authority to take any action.

Mr. Hudziec said he wanted the ZBA to have the information even if they did not want it.

Mr. Everett seconded.

Vote of the Commission was unanimous in favor of the motion.

Public discussion of HDC regulations.

Mr. Grasberger asked Mr. Gardner why he wanted this discussion now when it might be a moot point for him next week, after voting.

Mr. Gardner said he was not doing it for himself but for others. The regulations have become more conservative and he wanted to know why. He said he found the original documents. One stated the reason to form the Meeting House district was to prevent spot zoning, and because of utility corridors. There was no requirement to apply for livestock fences. He wanted to know why incandescent lights are now required when originally they were preferred. Mr. Grasberger said that he went through everything Mr. Gardner sent and his copy of the original rules. He stated that the HDC started with something then they saw a need to make changes, that was his opinion.

Ms. Chase stated that regulations are not static, not frozen in time. The goal of the HDC is to response to applicants' needs. She did not think livestock fences was supposed to be removed from the regulations. She could not find minutes where that was removed. She thought there was an error.

Mr. Gardner said that other HDC's have acknowledged use of modern materials that look like wood but do not require upkeep. The original regulations had composite materials. He was not arguing with the vision of the historical district, but it needs more flexibility.

Mr. Hudziec reviewed the materials section of the HDC regulations. He stated that some will say high quality vinyl siding is as good as wood; that is their opinion. The HDC has tried to accommodate the difficulties people have with their projects.

Ms. Chase stated that the HDC tries to make regulations that are not arbitrary, there are public hearings, and to date people have supported the regulations. The Commission needs to look to preservation organizations and other HDC's. George Roberts said that people are trying to become victims when they breach the law. The regulations are like any laws when something is wanted the law is changed. The Corners area was becoming muddled and the people wanted it not to change. Originally they wanted all structures to be painted white because they thought that was what a colonial village looked. They found that they were incorrect so regulations were changed. In the Meeting House area PSNH purposed high tension lines that were going to cut right through the area. All of the owners in that district were asked if they would put all of their land in the district. Some only wanted a portion of their land in the district, and some changed their minds over years. He said that the Meeting House District was only agriculture and residential. Livestock means grazing animals, not dogs. The reason for the lighting issue was everyone was putting up those big lights on barns, because they thought it was safer after someone burned a barn down. The HDC has worked with people to be successful.

Every government changes the rules over the years. The HDC gets advice from experts.

Mr. Hudziec moved to adjourn. Second by Mr. Grasberger.
All in favor.

Adjourn at 8:28 PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator