

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

MINUTES

Present: Ernie Hudziec, Don Guarino (Selectmen's Rep), Allen Everett, Matt Grasberger

Absent: none

Also Present: Land Use Administrator – Annette Andreozzi, Selectmen Jean & McCormick

Vice Chairman Hudziec opened the meeting at 7:03PM.

ELECTION OF OFFICERS

Motions

Mr. Everett nominate Mr. Hudziec to be chairman of the HDC; seconded by Mr. Grasberger.

Vote was unanimous.

Mr. Grasberger nominate Mr. Everett for vice-chair; seconded by Mr. Guarino.

Vote was unanimous.

PUBLIC INPUT

Steve McCormick stated that there had been discussion around town that the HDC regulations needed changes. He hoped the HDC will amend the regulations where possible. Mr. Hudziec asked him if he lived in a historic district. He does not. Mr. Gardner said that there was an agreement when the historic districts went before voters that the two districts were different. The regulations have changed. He went on line to see how others managed historic districts.

Mrs. Jean grew up in a historic home. She stated that there is conflict relating to what is appropriate including the town office building.

Mr. Hudziec reminded all by state law municipal buildings can be exempt from regulations. Over all the people who live in the Gilmanton historic districts adhere to the regulations; people that move in are made aware of them. There is a process for change that people in the districts can live with.

Mrs. Jean said some families have lived in these houses for centuries and can't afford to go by the regulations.

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Mr. Hudziec stated that the HDC has bent over backwards in some cases.

George Roberts said that when Smith Meeting House district was developed the idea was it would remain an agricultural setting, wide open. Livestock meant animals that eat grass.

Public input session was closed.

DISCUSSIONS

Letter to Mr. Hueber

Mr. Hudziec stated that he had heard second hand, but no official info had been given, that the Selectmen had decided there would be a moratorium of enforcement in the historic districts.

Mr. Guarino said the Selectmen would have discussions with the HDC.

Motion

Mr. Grasberger moved to send a letter to Mr. Hueber inviting him to appear before the HDC and asking if he has pictures of work that has been done since 2010, and to list what materials were used, to see if a mutually acceptable solution can be found to the situation; seconded by Mr. Everett

Vote was unanimous.

Letter when new owner takes over Corner store - when work will begin to bring them into compliance with the regulations.

Mr. Hudziec stated that in December the Commission decided they would like to see a sample of clapboard and paint color for the corner store. The HDC has been asking for two years for the owner to complete the repairs on the Route 140 side.

Motion:

Mr. Grasberger moved to send a letter to the owner now reminding him to bring the samples to the next meeting; seconded by Mr. Everett. Vote was unanimous.

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Research of other Historical Districts on what they have for regulations on non-period houses within their districts.

Mr. Hudziec commented that members had done a project in regard to finding out how other HDCs did enforcement. He would like members to ask other HDCs what flexibility they have with non-period homes, and do they allow the use of materials other than wood. Depending on research there may be a discussion on changing the HDC regulations.

Mr. Everett and Mr. Hudziec will research the same towns they did before. Mr. Guarino will do the ones George was assigned, and Mr. Grasberger will get Deb's list.

Mr. Hudziec said he was interested in what the other HDCs did in relation to non-period structures.

Review of Mr. Gardner's letter.

Mr. Hudziec read a letter from Mr. Gardner suggesting changes to the regulations. He handed out a page comparing Gardner's paragraphs to the HDC regulations.

Status on the re-insertion of the language regarding livestock in the fence regulations.

Ms. Andreozzi showed that the language had been removed. And suggested that if the members wanted to reinsert it that be done with any other regulation changes.

Mr. McCormick passed Mr. Guarino a note saying the suggestion of a one year moratorium on Mr. Hueber's property was made at the Selectmen's meeting by Deb Chase. The Selectmen agreed but said the HDC needs to decide.

Mr. Hudziec stated that the HDC has no enforcement authority. If they can't work out a solution the HDC sends a letter to the Selectmen asking for enforcement. He would concur with the Selectmen to find a solution in the next 12 months.

The consensus of the HDC was to support the Selectmen with regards to Hueber and Gardner; no enforcement for one year.

Mr. Hudziec asked the members for approval to write a letter to the editor to ask for volunteers to serve as members and alternates on the HDC.

The consensus was yes.

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APPROVAL OF MARCH 2015 MINUTES

Motion by Mr. Everett to accept minutes of March 3, 2015 as amended. Second by Mr. Grasberger.

Motion passed with 3 positive votes and 1 abstention.

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

Adjournment at 8:10PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator