

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MAY 3, 2016 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Marshall Bishop (Selectmen's Rep), Allen Everett, Matt Grasberger, Betty Ann Abbott,

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Roy Buttrick (alternate)

Chair Hudziec opened the meeting at 7:01PM with introductions.

General Public comments

Allison Lemire stated that she had submitted building plans for her permit to build a pre-made home, but there was a difference from the plans approved by the HDC, relating to the bulkhead location. The building inspector and her contractor didn't recommend putting the bulkhead on the back of house because snow would be sliding off the roof. She asked what she could do.

Ernie asked George Roberts his opinion. George said he didn't want a precedent being set by someone not making an application, so Allison should apply for a change to her approval.

Marshall felt a couple of bushes should be all that is needed.

Allison confirmed that the foundation wouldn't be poured before the next HDC meeting, so she might assume her application will be approved at that meeting, so she could do her prep work.

Betty Ann said that it sounded like there was no reasonable alternative to George's concern about setting a precedent, so the HDC needs to be careful about wording, stating that this is special condition.

Ernie said his sense was the HDC would approve Allison's application. He asked if her situation required them to meet earlier than next month.

Allison said next month would work.

George asked about Craig's request to keep the 6' fence at his house on Meeting House.

Ernie said Craig was going to make a reapplication.

Allen said he saw an email saying the new owner didn't want the fence, so it would be taken down.

Betty Ann read the email from Craig about removing his fence before April 22.

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MAY 3, 2016 – 7 PM**

Old Business

Regulations Section II-I Color

Ernie said that at the public hearing on March 2, 2016 there was controversy about what color meant with regard to trim on a building. The feeling of the public was a house should be of one color except for the window sash and doors.

There was discussion about what “compatible shade of base color” meant.

Ernie said some HDC’s allow staff members to make decisions based on an approved color chart. He thought the feeling of the public was that all decisions should come before the HDC; none should be made by staff.

Allen stated that if the color fit in the approved chart a staff member should be allowed to approve it.

Matt agreed that a staff member should be allowed to decide if there are no problems.

Marshall said if someone bought a house in the district they should know the rules.

Betty Ann was concerned because of what happened at the Corner Slice, though she said that was not a staff member’s fault; the rules were followed. She thought that maybe the problem had been eliminated since the change in the rule.

It was agreed that the proposed new wording should be:

Exterior color

I. COLOR Exterior color shall be consistent with those colors used during the 1770 - 1840 period. All exterior wood and other paintable approved materials on residences, except shingles and board siding, must be painted or stained. The body of the building will be one color. Corner boards and trim are considered part of the body. Window sash and doors may be a compatible color. Exterior colors chosen from Historic New England’s color chart for 1770-1840, “Historic Colors of America”, need only be reviewed by the HDC staff member with notification to the HDC Chair.

Signs, arbors, and the like may be considered separately.

New Business

Regulations Section II-C Utility Services

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MAY 3, 2016 – 7 PM**

Ernie said the co-op came to the HDC because they were doing utility work in the Meeting House district. He read the regulation #C-Utility Services. There was a discussion that the HDC shouldn't have anything to do with utilities from public pole to public pole.

For the regulations service will be defined as the line from the public utility pole to the service entrance.

The proposed wording will be:

C. UTILITY SERVICES No new permanent above ground utility service (the line from the public utility pole to the service entrance) shall be permitted in the Districts. The Commission may consider requests for partial above ground service on a building lot if the applicant can demonstrate that installation can be accomplished in no other way. A relocation of existing utility service shall be treated as a 'new' service for the purposes of this paragraph. Anything connected to the utility service must be clearly indicated on any maps or plans submitted to the Commission

MOTION:

Betty Ann moved to schedule a public hearing at the June HDC meeting for proposed amendments to the HDC regulations section II-C and II-I.

Matt seconded.

Motion approved unanimously.

Approval of Minutes April 5, 2016

Motion by Allen to accept the April 5, 2016 minutes as amended.

Seconded by Betty Ann.

Motion passed unanimously.

Other Business

Ernie asked if the Veyseys had been contacted about coming to the meeting. They had been contacted. He asked that they be notified that they need to get an extension to their HDC approval.

Marshall asked what happens when the building inspector needs changes to the HDC approved plan.

APPROVED

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MAY 3, 2016 – 7 PM**

Allen said if changes are needed the applicant must come back to the HDC.

Betty Ann moved to adjourn. Seconded by Marshall.
All in favor.

Adjourned at 8:02PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator