

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
WEDNESDAY MAY 27, 2015 – 7 PM**

**MINUTES**

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

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

**Absent:** Don Guarino (Selectmen's Rep)

Chair Hudziec opened the meeting at 7: 15 PM.

**Public Hearing - Case # 2-2015 Christopher Keith, owner/applicant:** Request approval to build an addition to the existing house. Property located at 541 Meeting House Road in the Meeting House Historic District; Tax Map/Lot #414/61.

Mr. Keith said he presented his plans at the last meeting.

Mr. Hudziec stated the plan was to build an ell at the back of the house.

Mr. Everett said that during the presentation nothing came up that bothered him.

Mr. Roberts, an abutter, asked about the elevation from the driveway. Mr. Keith showed him the elevation drawing. Mr. Roberts wanted to know what material would be used. Mr. Keith stated vertical pine boards, just as what is existing on the house. They would be painted white to match the rest of the house.

Mr. Grasberger arrived at 7:20.

Mr. Gardner, an abutter, said that Chris had showed him the plan, and he approved.

**Mr. Everett moved to close the public hearing Case # 2-2015 Christopher Keith, owner/applicant. Seconded by Ms. Abbott**  
**Motion passed unanimously.**

Mr. Hudziec stated that at the last meeting Mr. Keith said he would follow all the details of the existing house.

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**Mr. Everett moved to approve Case # 2-2015 Christopher Keith, owner/applicant, request to build an addition to the existing house as to plan submitted with application. Property located at 541 Meeting House Road in the Meeting House Historic District; Tax Map/Lot #414/61**

Mr. Grasberger seconded the motion.

**Motion passed unanimously.**

Mr. Roberts wanted and Mr. Hudziec requested that plans for projects be available for the public during public hearings.

**Public Hearing - Case # 3-2015 Christopher Keith, owner/applicant:**

Request approval to build a carriage barn. Property located at 541 Meeting House Road in the Meeting House Historic District; Tax Map/Lot #414/61.

Mr. Keith said the barn would sit parallel to the driveway and be near his wood processing area. The siding would be vertical pine boards with no battens to match the other 2 barns on the property. The roofing would be architectural shingles to match the other buildings.

**Ms. Abbott moved to close the public hearing Case # 2-2015 Christopher Keith, owner/applicant. Seconded by Mr. Grasberger**  
**Motion passed unanimously.**

**Mr. Grasberger moved to approve Case # 3-2015 Christopher Keith, owner/applicant, request to build a carriage barn as to plans submitted with application. Property located at 541 Meeting House Road in the Meeting House Historic District; Tax Map/Lot #414/61. Ms. Abbott seconded the motion.**  
**Motion passed unanimously.**

**Public Hearing - Case # 4-2015 Craig Gardner, owner/applicant:** Request approval to change the paint color on the barn to Shaker Red. Property located at 533 Meet House Road in the Meeting House Historic District; Tax Map/Lot #414/60.

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Mr. Gardner stated that the present color was grey. He found the Shaker red color on the California Paint's Historic Colors of America color chart which partners with Historic New England. The trim will stay white.

Mr. Roberts stated that there was a white plastic fence attached to the barn.

Mr. Hudziec said the fence was not part of the discussion, but he was concerned about white trim with the Shaker red color.

Mr. Roberts said the building was non-conforming. In the village barns were generally connected to houses and the same color. If the barn is painted red it will stick out more.

Mr. Keith said the Gardner property is always immaculate and the barn would look nice painted red. It sits out in the field away from the house.

Mr. Grasberger said the house is medium grey and the trim is not a stark contrast. The new colored barn would be different.

Mr. Gardner said it wouldn't be more intrusive.

Mr. Everett stated that at Shaker Village before the buildings were all painted white they were all different colors. The trim is usually the same but one building has white trim.

**Ms. Abbott moved to close the public hearing Case #4-2015 Craig Gardner, owner/applicant. Seconded by Mr. Grasberger**  
**Motion passed unanimously.**

**Ms. Abbott moved to approve Case #4-2015 Craig Gardner, owner/applicant: Request to change the paint color on the barn to California Paint's Shaker Red. Property located at 533 Meet House Road in the Meeting House Historic District; Tax Map/Lot #414/60. As per the discussion.**

Mr. Grasberger seconded the motion.

**Motion passed unanimously.**

**Compliance Discussion – Case # 06-2007 Craig Squires/Gilmanton Corner Store, owner/ applicant; New Harvest Holdings LLC, new owner:** Painting of building and replacement of missing siding. Property located at 518 Province Road in the Corners Historic District; Town Tax Map/Lot # 127/37.

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Mr. Hudziec stated that the Board of Selectmen do not want to post a non-compliant sign on the corner store because they fear it will keep people away from considering to purchase it. They would like the HDC to record something with the deed. This can only be done after a vote of the HDC.

**Ms. Abbott moved that a Notice of Non-Compliance be recorded at the Belknap County Register of Deeds against New Harvest Holdings LLC, owner of property located at 518 Province Road in the Gilmanton Corners Historic District; Town Tax Map/Lot # 127/37. This building is non-compliant under Case # 06-2007 Craig Squires/Gilmanton Corner Store, owner/applicant, for not completing the painting, nor the installation of siding of similar design, over the removed door and window areas.**

Seconded by Mr. Grasberger

**Motion passed unanimously.**

A request was made to send the motion to the realtor also.

Mr. Roberts wanted replacement windows to be included in the motion.

**Approval of minutes May 5, 2015**

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

Motion passed unanimously.

Next meeting will be July 7 for discussion of regulations. Members to bring samples of purposed changes.

Adjournment at 8:05 PM.

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator