

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING – 503 PROVINCE RD.
THURSDAY OCTOBER 28, 2021 – 7 PM
zba@gilmantonnh.org**

MEETING MINUTES

Members present included Ernie Hudziec, Roy Buttrick, and Selectmen Rep. Evan Collins.

Members of the public present included Francis Parrott and Catherine Merrifield.

General Public comments

Informal Discussion- Francis Parrott, III & Catherine Merrifield, owners of map and lot 419-025, located on Meeting House Rd.

The property owners recently purchased vacant land in Gilmanton. The proposed build site is approximately 1,100 feet from the road. The driveway would go up and over a hill to where the home placement would be. Chair Hudziec inquired if they had reviewed the HDC regulations. The property owners had. They had submitted two house designs to go over and go over what changes would be recommended. Both styles are a ranch with the look of a cape. They would not be requesting a metal roof. Chair Hudziec felt as far as the design, more towards a cape style with additions on both sides going back. Ms. Merrifield stated the driveway would be set back from the front of the house. Chair Hudziec the distance from the road, the house would not be seen. SR Collins asked for clarification of the location. It was described. Chair Hudziec stated the Meeting House district is close to the largest historical district with a small amount of period homes. The regulations for new construction homes have been reviewed recently. What is in public view is taken into consideration. Personally, he would not have an issue with the cape style. Staying with the building materials would be a plus. Ms. Merrifield would like to do vinyl versus wood shingle. Mr. Parrott stated they would like the vinyl shingle style that looks like wood. SR Collins felt the materials were a main concern, they could have the wood look vinyl, the windows are important, and spinning the garage would be a positive. Ms. Merrifield inquired about the windows. Chair Hudziec responded muttons in the windows are important. Ms. Merrifield inquired if rounded windows would be acceptable to the back of the house and if windows along the side of the front door would be acceptable. Chair Hudziec does not see a problem with the windows to the rear; the door would need to be agreed upon, some windows would be acceptable. Submit a plan for review and spell out any exception they would like to make. Stone look to the foundation was discussed. Ms. Merrifield inquired if a walkout basement to the backside would be acceptable. Chair Hudziec felt that wouldn't be an issue and inquired if a deck would be to rear. Ms. Merrifield stated the view would be out the front; they would probably have a sitting area to the front. SR Collins wants to verify if trees would be cleared and the setbacks retain

buffers. Mr. Parrott stated on the Parsonage Hill side, they can hear some road noise. They would keep as many trees as possible to block noise.

Approval of Minutes - September 30, 2021 meeting

Chair Hudziec made the motion to accept as written. Member Buttrick seconded.

Motion passed 3-0

Ernie Hudziec, Chair

DRAFT