

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 30, 2021 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Matt Grasberger, Roy Buttrick, Michele Dougherty (alternate)

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Robert Uminata (alternate), Evan Collins (Selectmen's Rep), Allison Hooker

Chair Hudziec opened the meeting at 7:00PM with introductions.

He appointed Ms. Dougherty as a voting member for the meeting.

General Public comments

There were no general public comments.

New Business

Public Hearing - Case # 3-2021, Vicki Boxer, owner/applicant: Requesting to build carriage house. Property is located at 11 High Street in the Corners Historic District; Map/Lot# 126/001.

Ms. Boxer stated that the carriage house will be located next to the new shed. It cannot be seen at all from any road. It will be saltbox style with roofing the same as the house, no doors, no windows, board & batten siding.

Mr. Buttrick moved to close the public hearing.

Seconded by Mr. Grasberger.

Motion passed unanimously.

Mr. Hudziec stated the motion should include at least 16-month completion date, since the applicant said she would not start building until next fall.

MOTION

Mr. Buttrick moved to approve Case # 3-2021, Vicki Boxer, owner/applicant

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application as submitted to build a carriage house with board & batten siding, no doors, no windows, and to have 16 months to complete the project.

Mr. Grasberger seconded.

Motion passed unanimously.

Ms. Boxer asked about her August 2021 HDC decision, where she had requested changes to the approval of case # 5-2020, which had been approved on December 3, 2020. She has changed the windows on the west side of the second floor of the new garage to a hay loft door. She also wants to change the windows on the Province Road side.

After some confusion about which condition number of the August decision was what, the following motion was made.

MOTION

Mr. Hudziec moved to amend the changes to certificate of approval case # 5-2020 which were made on August 19, 2021. Number one shall read: the garage will change direction so the two vehicle entrances are on the westside, and there will be a hay-loft type door above them. Number 2 shall read: a solid wood door and 2 windows, to match & line up with existing windows on that side on the buildings, will be added to the Province Road side of the new garage.

Mr. Grasberger seconded.

Motion passed unanimously.

Public Hearing - Case # 4-2021, Chris Keith, owner/applicant: Requesting approval for 12' x 14' barn addition. Property is located at 541 Meeting House Rd. in the Meeting House Historic District; Map/Lot# 414/061.

Mr. Hudziec stated that the applicant had called him and asked if it was ok to be absent from tonight's meeting. Mr. Hudziec agreed because this addition will look just like the existing barn.

Mr. Buttrick moved to close the public hearing.

Seconded by Ms. Mr. Grasberger.

Motion passed unanimously.

MOTION

Mr. Grasberger moved to approve Case #4-2021, Chris Keith, owner/applicant as submitted for the 12' x 14' barn addition.

Seconded by Mr. Buttrick.

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Motion passed unanimously.

Approval of Minutes - August 30, 2021 and August 19, 2021.

MOTION

Mr. Hudziec moved to accept minutes of August 30, 2021 and August 19, 2021, meetings, pending any objection by member who were present at the meetings to be submitted to staff by Wednesday, October 6, 2021.

Seconded by Mr. Grasberger.

Motion passed unanimously.

Other Business.

Discussion of HDC Procedure changes

Mr. Hudziec read the proposed additional wording.

Mr. Buttrick felt the HDC was missing the boat by not having a day for people to come together and celebrate the historic districts.

Ms. Dougherty thought it would be good to try.

MOTION

Mr. Hudziec moved to amend the procedures with the following statement: If a complaint about a property in an historic district is received by the HDC, it will be aired in the next open meeting. Complainants and residents will be invited to the meeting to have a discussion of the complaint.

Mr. Buttrick seconded

Motion passed unanimously.

Adjournment at 7:44

Respectfully submitted,
Annette Andreozzi
Land Use Administrator

DRAFT