

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MARCH 7, 2017 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Marshall Bishop (Selectmen's Rep), Allen Everett, Betty Ann Abbott, Roy Buttrick (alternate)

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Matt Grasberger

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

General Public comments

Ms. Hooker stated she needed to resolve the matter of a propane tank on her property before the lender could close out their account.

Mr. Hudziec said in November it was noted that she needed to come to the HDC for placement of a propane tank. He asked what its purpose was.

Ms. Hooker stated it is a small tank and the company will not put it underground. He questioned if a propane tank in the back of the house would make a difference.

After some discussion it was the consensus of the HDC that no further approvals were needed for Ms. Hooker's propane tank.

Motion

Mr. Buttrick moved to pencil in on a copy of the house design the location of the propane tank, located on the back of the house for approval.

Motion seconded by Mr. Bishop.

Motion passed unanimously.

Ms. Hooker marked the location on Mr. Hudziec's copy of the design. Copies of which will be placed in the HDC file.

New Business

Discussion with proprietor of Corner Slice located at 518 Province Rd, Map/Lot #127/37.

Mr. Hudziec stated there had been 2 advertising flags on the Corner Slice property.

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MARCH 7, 2017 – 7 PM**

Mr. Vigeant, the proprietor, said the open flag was in the same spot it always was. The tall one in the snow bank was not bigger than 20 feet. He said the rules say it can be 20'. [HDC regulations state: "All signs visible from the exterior must have HDC approval. Signs shall not exceed nine square feet."]

Mr. Hudziec stated that flags are a gray area, but signs also have to follow the zoning & planning rules. There have been complaints in the past about having multiple flags out and having them up all the time. The HDC will have a discussion about flags. He stated that the tall sign had been removed. The regular sized open flag could be kept up for now, but that may change when new regulations are addressed.

Ms. Abbott agreed with Mr. Hudziec.

Mr. Buttrick asked about special events signs.

Mr. Bishop said a flag doesn't hurt anything and the HDC has to let him have the tall one until a decision is made.

Mr. Hudziec told Mr. Vigeant that when the HDC addresses that regulation he could come to the public hearing and give his input.

Mr. Buttrick said he thought all residents of the historic districts were notified by mail for the public hearing on regulation changes.

Staff informed the Commission they did not send notification letters to all members of the HDC.

Mr. Vigeant stated the Brick House has the same tall flag as he. Customers have said they are already past his business before they can see if he is open. He needs to bring in business. He was told by a Selectman he didn't have to take down his signs. He needs to have something. He stated that his building should have been condemned the first day he walked into it. He gave his interpretation of rules that were unrelated to the HDC regulations, and claimed to have received a cease and desist. [No such document came from the Town office.]

Mr. Hudziec stepped off the Board to make a comment. He said that administrators tend to like to isolate the public from Boards. If a citizen has an issue that can't be addressed by the Land Use Administrator, the matter should be referred to the chair. The citizen should give Mr. Hudziec a phone call in matters related to the HDC. There is an artificial separation of the public from the Boards.

Mr. Hudziec stepped back to the Board, and stated that the HDC will have the rules changed if they don't say anything about flags. The HDC will look at it.

Mrs. Vigeant said she had an article that supports flags in districts, but she did not share it.

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MARCH 7, 2017 – 7 PM**

Mr. Hudziec said he would permit the open flag that is about 3' x 5' to be posted when business opens for the day and taken down at the end of the day.

Mr. Bishop said Mr. Vigeant can post the tall open flag.

Mr. Hudziec said no; he could post the standard one.

Update on proposal for Map/Lot # 127/10 at the corner of
Province Rd. & NH Route 140

Sarah Baldwin from Pancake Hill spoke as a farmer and board member of Gilmanton's Own INC. She stated they have filed for non-profit status. She introduced some of the board members, those that were in the room, Paula Gilman, Ginny Shapiro, and Keith Descoteaux. They are a group of local farmers supporting each other and they need a central location. They are in the research and development phase and want to let people know. They had an info event on March 4. Their goals are to support local made, have an education center & museum, and hold events. They have looked over the above referenced property in the historic district, but are not ready at this time to buy a property.

Paula Gilman asked if they buy the property would they need a building inspection & what else.

Mr. Hudziec stated the regulations are clear. The exterior of the barn will remain the same or any changes will be of the time period.

There was discussion about septic systems.

Mr. Hudziec said unless there was to be an elevated septic, the HDC was of no concern just NHDES. There would be no paving of a driveway.

Ms. Abbott added that the HDC is concerned with the building, signage, and fencing.

Ms. Gilman said any garden they put in would need to be in raised beds.

There was discussion about a number of things not related to the HDC, some of which was directed to the Department of Transportation and a Selectmen's meeting.

Ms. Baldwin clarified that they would not be a Saturday farmers market. They would be a year round all week venture.

Ms. Abbott said the Commission looked forward to helping them in any way they could.

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MARCH 7, 2017 – 7 PM**

Discussion of possible clarification of sign regulation

Mr. Hudziec stated the HDC will look at the regulation at the next meeting. They will also look at the zoning ordinance on signs.

Other Business

Mr. Buttrick said the Church has a movable sign with big letters that sits in the lawn. He asked for suggestions for a permanent sign. He said the building is thought of as the senior center.

Mr. Hudziec suggested a digital sign that the town would have on its' property, because the town doesn't have to follow the rules on town property.

Ms. Abbott said not to do anything permanent without applying to the HDC.

Mr. Hudziec said they could have a wood sign with the church name at top and movable boards for events.

Approval of Minutes - November 1, 2016

Motion by Mr. Everett to accept the November 1, 2016, minutes as presented.

Seconded by Ms. Abbott.

Motion passed unanimously.

Motion by Mr. Bishop to go into non-public session under RSA 91-A:3(c).

Seconded by Ms. Abbott.

Motion passed unanimously.

Motion by Mr. Buttrick to seal the minutes of the non-public session.

Seconded by Ms. Abbott.

Motion passed unanimously.

Adjourn at 8:45 PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator