

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, JUNE 28, 2018 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Matt Grasberger, Roy Buttrick, Allison Hooker (alternate)

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Michael Wilson (Selectmen's Rep)

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

Ms. Hooker was seated as a voting member.

General Public comments

There were none.

Public Hearing - Case #3-2018, Vicki Boxer, applicant, Everett & Slater, owners: Request adding 2 gabled & 1 shed dormers on front of house and a 10' x 12' shed. Property located at 11 High St. in the Corners Historic District; Tax Map/Lot # 126/1.

Ms. Boxer said she submitted pictures of the dormers she would like to add to the house. The shed would be beyond the fence along the driveway on the right. She passed out pictures of possible sheds. The windows and materials for the dormers would match the house.

Mrs. Grasberger asked about the roof of the shed.

Ms. Boxer said it would be a standing seam metal roof.

Mr. Grasberger moved to close the public hearing. Seconded by Ms. Hooker.
Motion passed unanimously.

Mr. Grasberger said the shed would have a metal roof, but it can't be seen from the road. It looked nice.

Mr. Hudziec applauded the applicant for using the same material as the house for the dormers.

Ms. Hooker stated that if the applicant wanted a larger shed than what was on the application, she felt an additional application would be needed because abutters weren't noticed.

Mr. Grasberger agreed with her, though he didn't have a problem with the shed.

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MOTION:

Mr. Buttrick moved to approve Case #3-2018, Vicki Boxer, applicant, Everett & Slater, owners: Requesting adding 2 gabled & 1 shed dormers on front of house with materials to match the house. Property located at 11 High St. in the Corners Historic District; Tax Map/Lot # 126/1.

Ms. Hooker seconded the motion.

Motion passed unanimously.

Mr. Buttrick advised the applicant to make a new application with the correct size & design for the shed.

Mr. Hudziec indicated the shed location needed to be noted on the lot.

Presentation & discussion with representative from the Division of Historic Resources, Megan Rupnik, related to historic districts.

Mr. Hudziec stated that DHR had been asked to discuss historical resources.

Ms. Rupnik said the Corners district made sense to her as it was.

Mr. Hudziec said the Meeting House district was 400 acres.

Ms. Rupnik indicated the historic period of the districts was narrow, and that there is a preferred rational for designating period and non-period buildings.

Mr. Hudziec said at a meeting someone stated that the Meeting House district was formed to have control over powerlines.

Ms. Rupnik said when looking at a corridor, the utilities have a mitigating impact on historic resources. It is a rural district of farmland and the cemetery. The landscaping is part of the character.

Mr. Hudziec asked if there could be one set regulations for period homes and more lenient ones for non-period.

Ms. Rupnik said to refer to the Secretary of Interiors standards. And the brief on use of substitute materials by the Park Service.

Ms. Hooker asked about information about conforming to regulations when that becomes a financial burden.

Ms. Rupnik said she would look into it more. She felt that new construction could be more flexible.

Mr. Hudziec asked about non period construction on the back of a building.

Ms. Rupnik said yes if it isn't seen.

Mr. Grasberger said 70 percent of the land in Meeting House should not be in the district.

Ms. Rupnik said it could be reevaluated. Rethinking about how to deal with non-historic and new construction that might be a solution. Think size & scale, and setback.

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Approval of Minutes May 24, 2018.

Motion by Mr. Grasberger to accept the minutes as presented.

Seconded by Ms. Hooker.

Motion passed 3-0, Mr. Buttrick abstained.

Other Business.

Mr. Buttrick moved to adjourn. Second by Mr. Grasberger.
All in favor.

Adjourn at 8:12PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator